



Royal Worcester Crescent, Bromsgrove
Offers in Excess of £430,000

Features:

- Detached family home
- Five bedrooms
- En-suite to master, Jack & Jill en-suite, main bathroom & GF W/C
- Spacious lounge with bay
- Dining room & conservatory
- Contemporary breakfast kitchen
- Integral garage, driveway & landscaped rear garden
- EPC - E

Description:

An impressive detached family home situated on the highly sought after Oakalls development in Bromsgrove. In brief the spacious interior comprises of an entrance hall, lounge with large bay, dining room, spacious conservatory with heat reflective glass roof, contemporary re-furbished breakfast kitchen providing integrated Neff appliances including induction hob, double oven, with extractor hood over and dishwasher, under cupboard lighting, inset Blanco sink with drainer, dark granite worktops and recessed ceiling lighting. An internal door allows access to the garage offering fitted electrical sockets and lighting. Upstairs the first floor landing accommodates a master bedroom giving off to a dressing area with built in wardrobes and a shower room en-suite, double bedrooms two and three both giving access to a Jack & Jill style en-suite, a further double bedroom four, a well-sized bedroom five currently being used as an office space and a family bathroom. The rear of the property offers a private garden providing initial patio area to a lawn and large decking area to the rear with space for further garden furniture. To the front the property benefits a widened driveway to accommodate parking for three cars, access to the garage for storage and side access gate to the rear. Further benefits include solid oak wood flooring throughout hallway, lounge and dining room, Karndean flooring throughout breakfast kitchen, gas central heating, double glazing, part boarded loft space, recently refitted flame effect electric fireplace in lounge and house alarm system. Situated on the highly regarded and modern Oakalls development within reach of Bromsgrove town and nearby amenities, fantastic local private and state schooling and transport links including the M5/M42 motorways.



Details:

Entrance Hallway

Lounge

18' 5" x 11' 4" (5.61m x 3.45m) max

Dining Room

10' 1" x 11' 4" (3.07m x 3.45m)

Conservatory

11' 3" x 11' 10" (3.43m x 3.60m)

Kitchen/Breakfast Room

10' 1" x 17' 1" (3.07m x 5.20m)

Garage

15' 8" x 8' 8" (4.77m x 2.64m)

Master Bedroom

12' 2" x 11' 3" (3.71m x 3.43m) max

En-suite

Bedroom Two

10' 2" x 11' 6" (3.10m x 3.50m) max

Bedroom Three

8' 11" x 9' 4" (2.72m x 2.84m)

Jack & Jill en-suite

EPC Rating: D

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.morganfs.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

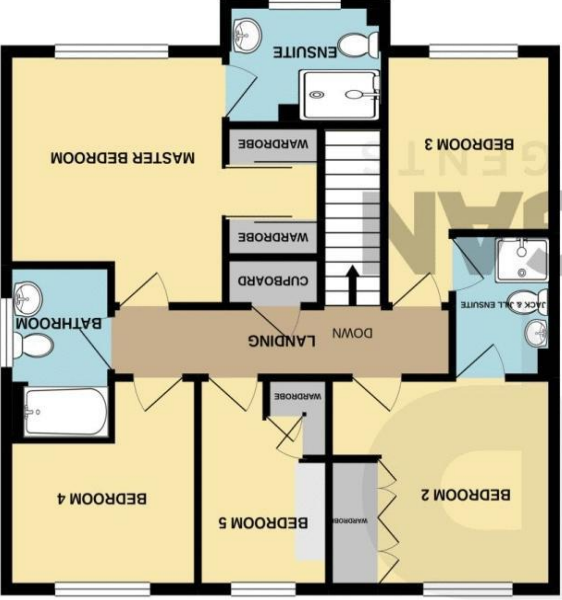
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GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 1618 sq.ft. (150.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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