



**Marlgrove Court, Bromsgrove**  
Offers in the Region Of £265,000

**Features:**

- Beautifully presented end terraced house
- Four bedrooms
- Family bathroom, En-suite to master & guest W/C
- Spacious lounge
- Separate dining room & stylish kitchen
- Good sized rear garden
- Detached garage and off-road parking
- EPC - C

**Description:**

A stunning example of a four-bedroom, end of terraced town house occupying a generous corner plot in a popular area of Marlbrook, Bromsgrove. The property is laid out over three floors and briefly comprises, an entrance hallway with stairs rising to the first floor landing, spacious lounge with stylish wall mounted fireplace, ground floor W/C, dining area with sliding patio doors to the rear and a contemporary fitted kitchen. The large first-floor landing establishes a double bedroom two, two further well-sized bedrooms three and four along with a family bathroom. The second-floor landing occupies an impressive master bedroom with fitted wardrobes, storage cupboard and a shower room en-suite. Additional benefits include newly fitted carpets throughout hall, all stairs and landings, recently refitted carpets fitted in bedroom three, gas central heating, double glazing throughout and a fully boarded loft space for storage. Outside, the property enjoys a rear garden with decking area, lawn, a further private seated area, planted beds, borders and fenced boundaries. A door from the garden can be used to access the detached garage and a side gate allows access to the driveway offering parking for two cars and further access to the front. Shared visitors parking is also available. The property is well-positioned to offer a range of amenities including schools and shops within Bromsgrove town centre, while also conveniently placed to offer ease of access to the M5 and M42 motorway networks for commuting to Birmingham, Worcester and further afield. Lickey Hills is situated within two miles offering stunning countryside walks.



**Details:**

**Entrance Hallway**

**Lounge**

14' 6" x 12' 5" (4.42m x 3.78m) max

**Dining Area**

8' 0" x 8' 4" (2.44m x 2.54m)

**Kitchen**

9' 6" x 7' 1" (2.89m x 2.16m)

**W/C**

**First Floor Landing**

**Bedroom 2**

11' 5" x 9' 4" (3.48m x 2.84m) max

**Bedroom Three**

8' 2" x 9' 4" (2.49m x 2.84m) max

**Bedroom Four**

7' 1" x 6' 2" (2.16m x 1.88m)

**Bathroom**

6' 3" x 6' 2" (1.90m x 1.88m)

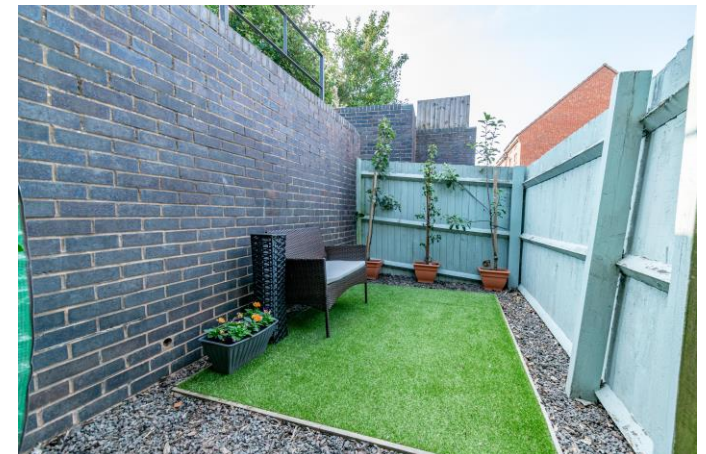
**Second Floor Landing**

**EPC Rating:** C

**Council Tax Band:** D (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](http://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.

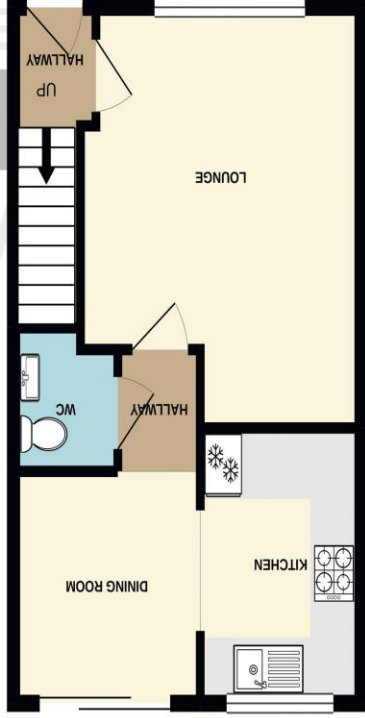
### Need a solicitor?

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.

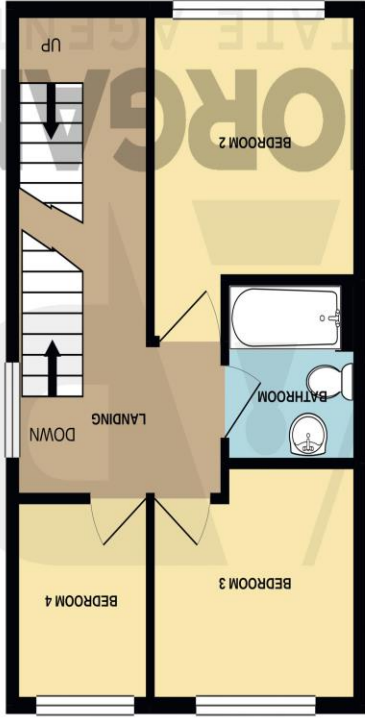
### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
374 sq. ft. (34.8 sq.m.) approx.



1ST FLOOR  
372 sq. ft. (34.6 sq.m.) approx.



2ND FLOOR  
245 sq. ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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 error, 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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