



AP
MORGAN
ESTATE AGENTS
For Sale
01527 910 300
www.bromsgrove.co.uk



Hazelton Road, Bromsgrove
Offers in Excess of £550,000

Features:

- Unique four bedroom detached home
- High spec master bedroom and ensuite
- Contemporary lounge with log burner
- Second reception room, kitchen/diner & utility
- Family bathroom & ground floor w/c
- Driveway, garage and generous rear garden
- Modern & high spec self contained annex with drive
- EPC - D

Description:

An impressive and truly unique detached four-bedroom family home with the addition of a stylish and high spec annex and generous gardens, situated in a desirable area of Marlbrook, Bromsgrove. The generous accommodation briefly comprises a large entrance porch having access door to the garage, hallway with stairs rising to the first floor landing, stylish high spec lounge with bay to front feature log burner and smart home panel to control lighting and heating, second reception room with parquet wood flooring, open plan kitchen/diner giving off to a separate utility area with w/c and store. Upstairs the first floor landing established an impressive contemporary master bedroom boasting suspended ceiling with smart lighting and bespoke wardrobe storage, refurbished modern en-suite wet room occupying Jack and Jill wash basins and rainfall shower, double bedrooms two with dual aspect views, additional double bedroom three three, single bedroom four and a family bathroom. Additionally, the property benefits from a Samsung smart home system, smart external lighting and refitted boiler approximately two years old with the capacity to add more radiators if necessary. To the rear situates generous gardens with recently fitted composite decking, shed with fitted power and a fully refurbished (approximately two years ago) self-contained annex boasting a high spec fitted breakfast kitchen offering a range of high end integrated appliances and stylish lighting, inner hallway giving off to porch, lounge, double bedroom and modern shower room with walk in shower and fitted storage units. The annex also benefits from large fully boarded loft space with pull down ladder, independently supplied electrics, gas mains (not connected but available), wider internal doors for accessibility and its own driveway with composite remote gate access. The front of the property sits on an enviable corner position with driveway for two cars bordered by hedgerow and new composite fencing. Located in a highly regarded residential location of Marlbrook, desirable for its ease of access to major road and commuter links including the M5 & M42, while also being within reach of Bromsgrove town offering a variety of supermarket shopping, leisure facilities, amenities, doctors and the prestigious Bromsgrove school.



Details:

Entrance Porch

Front Reception Room 13' 7" into bay x 11' 11" (4.14m x 3.63m)

Reception Room Two 12' 11" x 11' 11" (3.93m x 3.63m)

Kitchen/Diner 19' 4" x 12' 4" (5.89m x 3.76m) max

Garage 17' 9" x 12' 1" (5.41m x 3.68m)

First Floor Landing

Master Bedroom 16' 7" x 11' 8" (5.05m x 3.55m) max

Ensuite 8' 4" x 11' 10" (2.54m x 3.60m)

Bedroom Two 13' 0" x 12' 0" (3.96m x 3.65m)

Bedroom Three 12' 0" x 11' 9" (3.65m x 3.58m)

Bedroom Four 7' 8" x 6' 6" (2.34m x 1.98m)

Family Bathroom

Annex Porch

Annex Hallway

Annex Lounge 14' 8" x 9' 7" (4.47m x 2.92m)

Annex Kitchen 15' 0" x 19' 7" (4.57m x 5.96m)

Annex Shower Room 9' 1" x 5' 9" (2.77m x 1.75m)

Annex Bedroom 14' 9" x 9' 7" (4.49m x 2.92m)

Annex Garage/Store 7' 10" x 21' 6" (2.39m x 6.55m)

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.

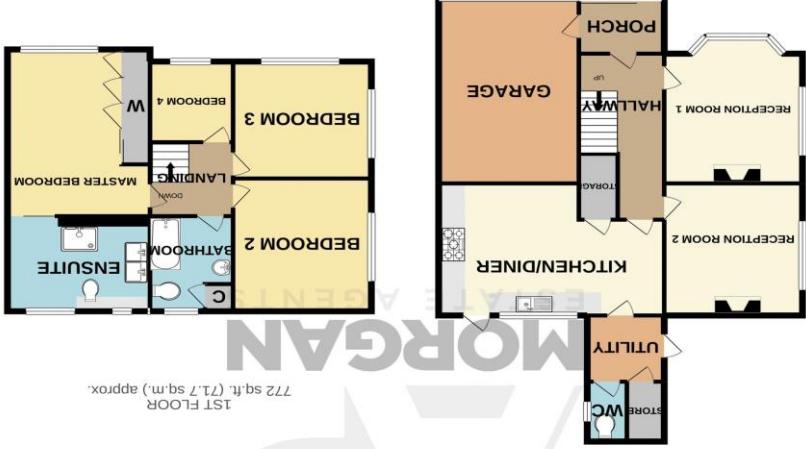
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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, to arrange a survey.

GROUND FLOOR
1832 sq.ft. (170.2 sq.m.) approx.



1ST FLOOR
772 sq.ft. (71.7 sq.m.) approx.



While 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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