



AP MORGAN

**Appletrees Crescent, Bromsgrove**  
Offers Over £380,000



**Features:**

- Modern detached house
- Four bedrooms
- Family bathroom, en-suite & ground floor W/C
- Contemporary open plan kitchen/diner
- Generous lounge
- Enclosed rear garden
- Driveway & detached garage
- EPC - D

**Description:**

A modern and well-presented, four-bedroom, detached family home situated on the highly regarded residential estate of Woodland Grange, Bromsgrove. The interior, in brief, comprises of an entrance hallway, guest W/C, generous lounge with feature gas fireplace, an impressive and contemporary open plan kitchen/dining room, boasting integrated oven, combi microwave/grill, fridge freezer, dishwasher, inset sink with separate drainer, with a central kitchen island providing integrated induction hob along with wine fridge. Upstairs the first-floor landing gives off to a master bedroom with shower room en-suite, double bedroom two having built in wardrobe storage, good sized bedrooms three and four and a family bathroom having shower over bath. Outside the rear of the property establishes an enclosed garden to which provides a large decking area perfect for garden furniture and barbeque, with lawn to the rear having a recently constructed summerhouse and access door through to the detached garage. A side access gate allows entry through to the two-car driveway at the side as well as to the front of the property occupying a well-maintained lawn. Additional benefits include boarded loft space with lighting and pull-down loft ladder, double glazing, gas central heating, fully owned solar panels and new front and rear doors added. The property is situated in a prime location, popular for its proximity to Bromsgrove town centre providing local shops, leisure facilities, eateries, post office, ease of access to both the M42/M5 motorway junctions, as well as offering a choice of excellent private and state schooling locally.





**Details:**

**Entrance Hallway**

**Lounge**

15' 0" x 13' 1" (4.57m x 3.98m) max

**Open Plan Kitchen/Dining Room**

10' 11" x 19' 6" (3.32m x 5.94m) max

**W/C**

6' 0" x 2' 8" (1.83m x 0.81m)

**Detached Garage**

17' 8" x 7' 9" (5.38m x 2.36m)

**First Floor Landing**

**Master Bedroom**

10' 7" x 10' 7" (3.22m x 3.22m)

**En-suite Shower Room**

4' 7" x 6' 6" (1.40m x 1.98m) max

**Bedroom Two**

10' 1" x 10' 8" (3.07m x 3.25m)

**Bedroom Three**

7' 0" x 8' 7" (2.13m x 2.61m)

**Bedroom Four**

9' 2" x 9' 8" (2.79m x 2.94m) max

**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.



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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.

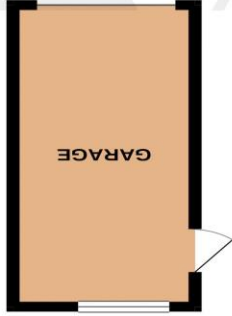
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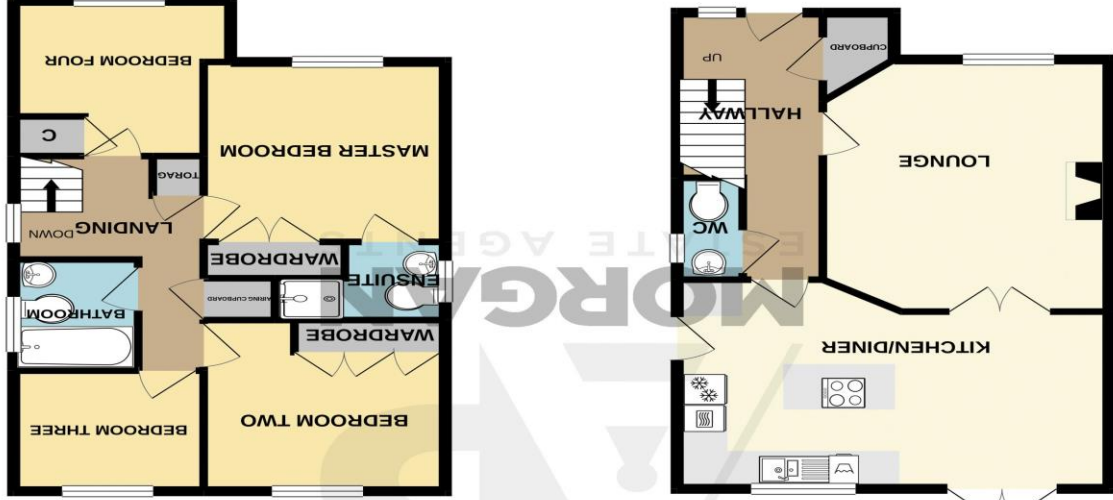
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GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.6 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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