AP MORGAN

# Dodford Road, Bromsgrove

Guide Price £675,000

**Features:**

- Characteristic sash windows throughout
- Contemporary refitted kitchen/diner
- Spacious living room & study
- En-suite & dressing area to master
- Snug with wood burner & Impressive garden room
- Gated access to rear garden having extensive lawns and growing areas
- Large driveway and detached double garage
- Planning permissions in place for extension to garden room

**Description:**

A stunning and beautifully presented detached family home, exhibiting a wealth of original period features, located in the desirable village location of Bournheath, Bromsgrove. Highlighting four generous bedrooms and garden room which enhance the flexible living space of this executive property. The property can be accessed via a feature front door inlaid with decorative stained glass or an attractive and welcoming covered side porch, to which leads into a sizable entrance hall having stairs rising to the first floor landing, spacious living room with dual aspect views to the rear and feature open fire with surround, cosy snug with wood burner, ground floor W/C, study, re-fitted contemporary kitchen offering space for a range style cooker and having integrated undercounter washing machine, fridge, and freezer. Moving upstairs a large first floor landing accommodates, a master bedroom with dressing area, dual aspect windows and shower room en-suite, further three generous double bedrooms, with bedrooms three and four providing feature open fireplaces, and a well-presented family bathroom. The property sits on a sizable plot offering extensive re-landscaped rear gardens, having initial patio area with step rising up-to a sizable lawn with a variety of mature shrubbery, growing areas, summerhouse, greenhouse, timber shed and access to an impressive garage garden room complete with fitted electrics and lighting. Current planning permissions have been approved to accommodate a single-story extension to the rear of the garage to incorporate a sunroom. Side gated access provides entry to that large re-furbished driveway offering ample off-road parking and a well-maintained walled garden separating the property from the road. Additionally, the property benefits from gas central heating, double glazed re-furbished sash windows, and insulated loft space. The semi-rural village of Bournheath is situated approximately three miles from Bromsgrove town centre and offers nearby village pubs, restaurants, village hall and country walks. Well regarded schooling can be found in the nearby village of Fairfield, while the property also provides ease of access to major road links including the M5 and M42 for further travel and commuting.

**Details:**

**Entrance Hall**

**Living Room**
14' 1'' max into recess x 20' 4'' (4.29m x 6.19m)

**Kitchen/Breakfast Room**
12' 9'' x 10' 9'' (3.88m x 3.27m)

**Lounge**
12' 9'' x 10' 9'' (3.88m x 3.27m)

**Study**
10' 9'' x 6' 2'' (3.27m x 1.88m)

**W/C**

**First Floor Landing**

**Master Bedroom**
19' 4'' max into dressing area x 10' 2'' (5.89m x 3.10m)

**Bedroom Two**
16' 5'' max into recess x 9' 8'' (5.00m x 2.94m)

**Bedroom Three**
12' 9'' x 10' 9'' (3.88m x 3.27m)

**Bedroom Four**
12' 9'' x 8' 0'' (3.88m x 2.44m)

**EPC Rating:** D
**Council Tax Band:** F (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.

### 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, to arrange a survey.

GROUND FLOOR
1209 sq.ft. (112.3 sq.m.) approx.

1ST FLOOR
1183 sq.ft. (109.9 sq.m.) approx.

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TOTAL FLOOR AREA : 2393 sq.ft. (222.3 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 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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