

AP MORGAN



Chepstow Drive, Bromsgrove
£450,000

Features:

- Exceptionally well-presented modern detached 4-bedroomed home with flexible accommodation
- Two bedrooms with fitted wardrobes and en suite shower rooms
- Desirable cul-de-sac location
- High spec. stylish solid oak fitted kitchen with granite worktops
- Downstairs cloakroom
- Contemporary family bathroom with free-standing bath
- Spacious through-lounge with gas fireplace
- Dining room, conservatory and study/storeroom
- Fully enclosed and landscaped rear garden with patio
- Well-maintained driveway to comfortably park three vehicles
- Extension potential (STPP)
- ***No Onward Chain***
- EPC – TBC

Description:

No chain An exceptionally well-presented and impressive four-bedroomed detached family home which must be viewed to be truly appreciated. The property is situated in a cul-de-sac in a prime location within a desirable modern residential development in Catshill, Bromsgrove. The generously proportioned property comprises: Entrance hallway, downstairs cloakroom, sizable lounge with feature bay window and gas coal-effect fireplace with surround, separate dining room leading to a good-sized conservatory, handy storeroom/study space with integral door through to the double garage, a stylish high spec. solid oak kitchen with granite worktops and upstands. The kitchen benefits from an inset sink with separate drainer, oven with ceramic hob and extractor hood over. There is space and plumbing for a dishwasher, washing machine and fridge. Upstairs, the first-floor landing leads to a good-sized master bedroom complete with built-in wardrobes and a generous en suite shower room, bedroom two - a double bedroom with ample integrated wardrobes and its own en suite shower room, bedrooms three and four, and a contemporary family bathroom with a feature freestanding bath with modern chrome fixtures and heated towel rail. Outside to the rear of the property there is a well-maintained landscaped garden with paved patio area, lawn with mature planted borders, walled boundaries and side access gate. The impressive property is approached via a tarmacked driveway (that can comfortably park three cars) leading to a double garage fully equipped with power and shelving/storage. To the front there is a tidy, lawned, wrap around fore-garden. Additionally, the property offers excellent potential to extend the ground floor living space further by converting the study/storeroom and garage into additional reception rooms or an extended kitchen/diner. Further benefits include gas central heating, double glazing throughout, boarded loft space with pull down ladder and further loft storage above garage. The property is conveniently situated within easy walking distance from local shops and close to the town centre which offers a range of eateries, leisure centres and gyms, supermarkets as well as doctors, dentists, Health Centre and professional services. In addition, there are first, middle, and high schools, including the prestigious Bromsgrove School. The property also sits within easy reach of fantastic commuter routes including access to the M5 and M42 for commuting into Birmingham, Worcester and the surrounding areas.



Details:

Entrance Hallway

Lounge

19' 2" into bay x 12' 0" (5.84m x 3.65m)

Dining Room

10' 2" x 9' 2" (3.10m x 2.79m)

Conservatory

12' 7" max x 9' 2" (3.83m x 2.79m)

Kitchen/Breakfast Room

17' 3" x 10' 3" (5.25m x 3.12m)

Store/Study

4' 4" x 8' 2" (1.32m x 2.49m)

Guest W/C

Double Garage

17' 3" x 17' 4" (5.25m x 5.28m)

First Floor Landing

Master Bedroom

11' 5" x 14' 7" (3.48m x 4.44m) both max

Ensuite

5' 1" x 13' 2" (1.55m x 4.01m)

Bedroom Two

12' 1" max x 9' 6" to front of wardrobes (3.68m x 2.89m)

En-suite

3' 8" x 8' 8" into shower (1.12m x 2.64m)

Bedroom Three

10' 4" max into recess x 7' 8" (3.15m x 2.34m)

Bedroom Four

7' 6" x 7' 6" (2.28m x 2.28m)

Bathroom

8' 6" x 8' 5" (2.59m x 2.56m) both max

EPC Rating:

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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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.

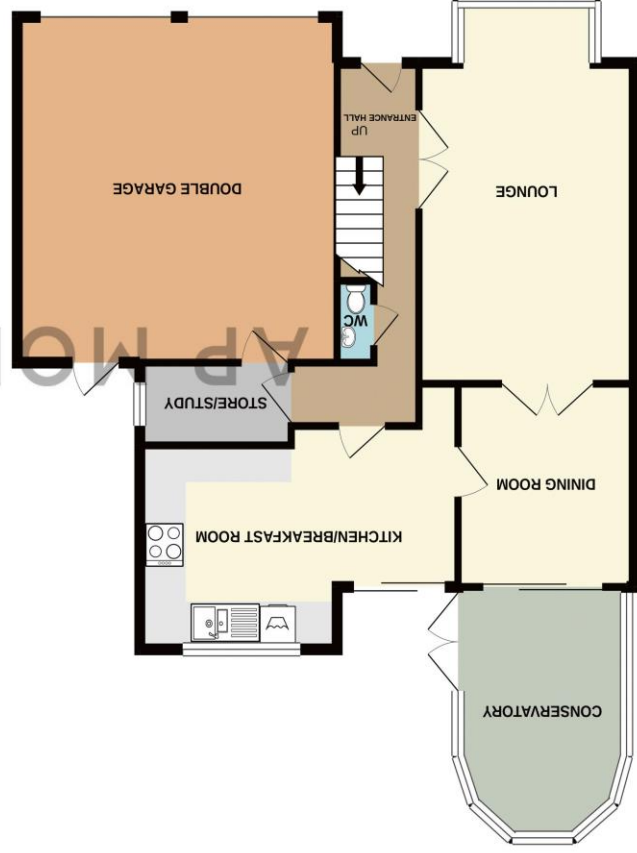
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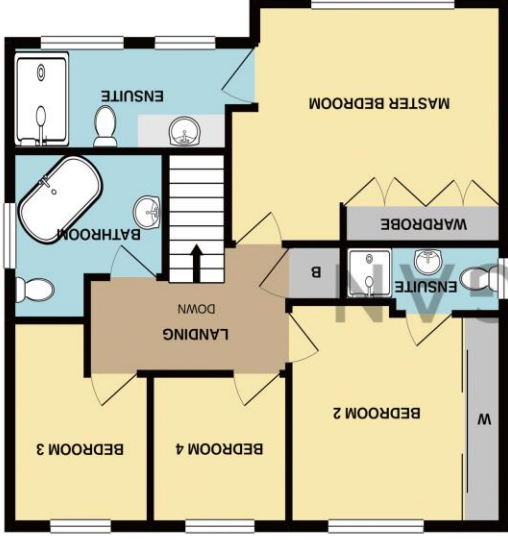
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GROUND FLOOR
1008 sq.ft. (93.7 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 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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