



AP MORGAN

Kingcup Close, Bromsgrove
Guide Price £500,000

Features:

- Executive modern detached family home
- Contemporary open plan kitchen/dining room
- Lounge with feature bay to front & separate office room
- Modern family bathroom, Two en-suites, GF W/C, Utility room
- Five good sized bedrooms (four of which are doubles)
- Generous sized garden plot, being the largest on the estate.
- Tandem driveway with double garage
- EPC - B

Description:

An immaculately presented modern five bedroom home, located on the fringe of the Church Meadows development, Catshill. The ground floor layout briefly comprises: Welcoming entrance hallway, spacious lounge with large bay to the front aspect and glass double doors leading to the kitchen/diner, office room, guest W/C and impressive kitchen/diner spanning the width of the property, complete with inset fridge/freezer, dishwasher, double oven, five burner gas hob, granite worktops, breakfast bar and glass double doors extending onto the spacious rear garden. The first floor layout is comprised: Master bedroom with en-suite shower room and built in wardrobe, second bedroom with en-suite shower room, two additional double bedrooms, one single bedroom overlooking the frontages and family bathroom with modern suite including mixer shower over bathtub. To the front of the property there is ample driveway space leading to a large double garage with space for two additional vehicles, access to rear garden, light and power points and pitched roof which offers potential to add mezzanine loft storage. The property overlooks a play park and is reasonably walk able for a good range of small shops and takeaways, village school, community centre, historical church and superb accessibility for reaching the M5/M42 motorway junctions. To the rear of the property exhibits a spacious garden plot, being one of the largest on the development, mostly laid with well maintained lawn, also featuring a gravel seating area to the centre, fantastic for summer months. An external personnel door provides access into the tandem garage while a side gate provides entry to the impressive frontage. Additional features include double glazing, CCTV, alarm system, rear garden water and power supply, gas central heating and contemporary appointments throughout.



Details:

Entrance Hall

Lounge

14' 5" Max into bay x 14' 4" (4.39m x 4.37m)

Kitchen/Diner

29' 8" x 11' 2" (9.04m x 3.40m)

Guest W/C

4' 0" x 6' 0" (1.22m x 1.83m)

Study

7' 0" x 9' 5" (2.13m x 2.87m)

Utility room

6' 0" x 6' 0" (1.83m x 1.83m)

Master bedroom

11' 1" x 12' 0" (3.38m x 3.65m)

En-suite

Bedroom Two

11' 1" x 10' 5" (3.38m x 3.17m)

En-suite

Bedroom Three

11' 1" max x 9' 1" (3.38m x 2.77m)

Bedroom Four

8' 1" x 9' 0" (2.46m x 2.74m)

Bedroom Five

7' 0" x 9' 5" (2.13m x 2.87m)

Family Bathroom

8' 0" x 6' 0" (2.44m x 1.83m)

EPC Rating: B

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.**



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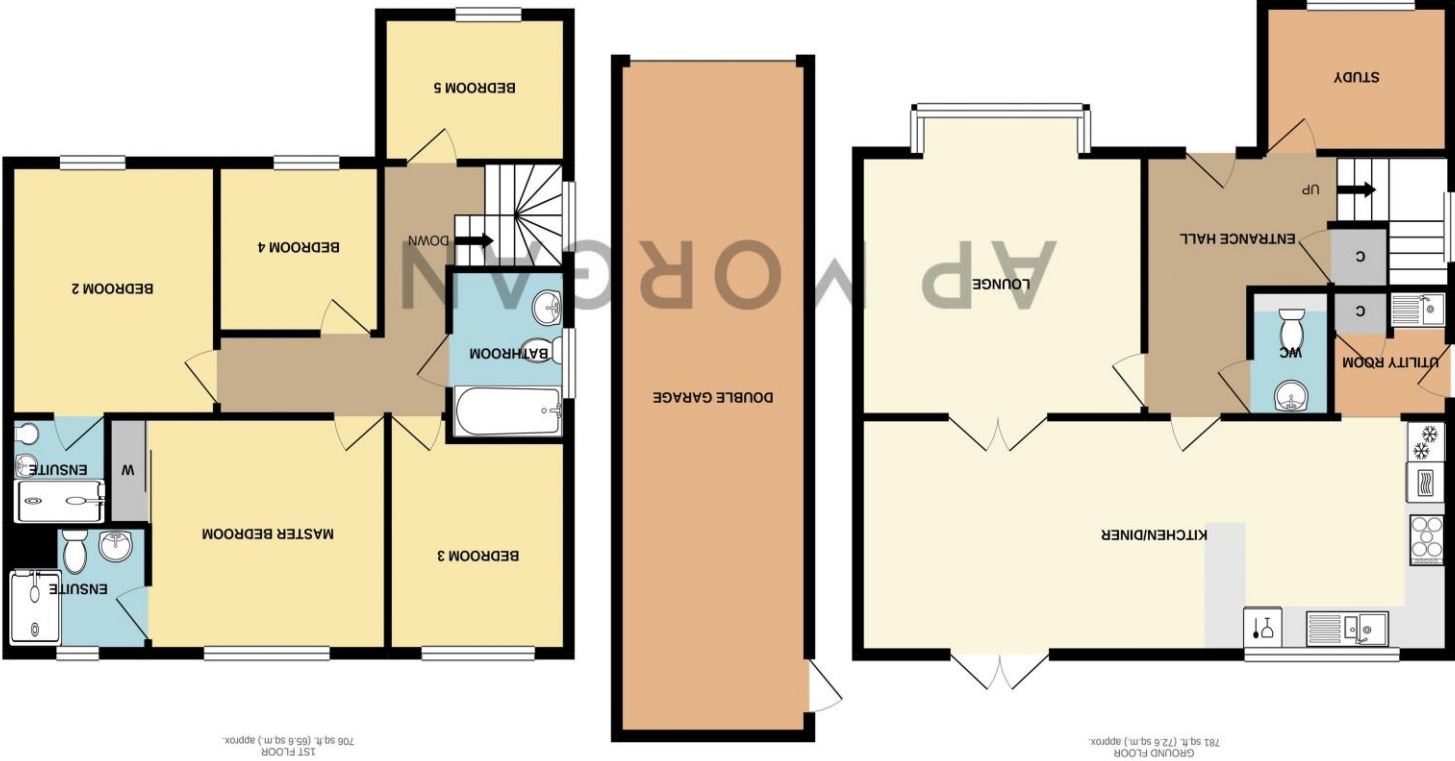
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TOTAL FLOOR AREA : 1793 sq.ft. (166.6 sq.m.) approx.

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