

AP MORGAN



Parish Hill, Bromsgrove
Guide Price £850,000

Features:

- Executive, four double bedroom, detached family home
- Stylish fitted breakfast kitchen with feature bay
- Generous open plan dining/sitting room with log burner
- Sizable lounge with log burner & bay to front
- Family bathroom, En-suite to master & guest W/C
- Two generous gardens, large gated driveway & detached double garage
- Highly sought-after semi-rural location
- EPC - C

Description:

An executive detached family home, situated on a generous gated plot within the highly regarded, semi-rural village of Bournheath, Bromsgrove. The imposing frontage is accessed via double remote operated gates with intercom system, and is approached via a large stone chipping driveway with detached double garage. The property is entered through an impressive reception hall with stairs rising to the first floor landing and access to a guest W/C. Further doors lead off to: a sizable lounge with a large bay window to the front aspect and feature exposed brick chimney breast inset with log burner; a stylish breakfast kitchen boasting central island with breakfast bar, a range of solid wood wall and base units, dual Belfast style sinks, integrated fridge, washing machine, dishwasher and range style cooker. The far end of the kitchen features a large bay with double doors opening out to lawned gardens to the side of the property, while an exposed brick archway opens into an impressive dual aspect sitting/dining room complete with log burner. Moving upstairs, the grand first floor landing is flanked with dual aspect stained glass windows and offers further doors radiating of to: A master bedroom with built in wardrobe store and modern shower room en-suite; three further bright and airy double bedrooms and a stylish four piece suite family bathroom featuring a free standing bathtub and separate shower. The generous property is complimented by immaculately presented sizable gardens, including paved patio seating areas, a filtered pond, well-maintained lawns, timber shed store, two greenhouses with allotment areas and a uniquely charming gate repurposed from a 12th century church. The front driveway presents access to a double garage complete with Horman automatic garage door, a utility area with plumbing and electrics for appliances in addition to partly boarded loft storage space and an attached log store. Additional features include gas central heating and double glazing throughout, CCTV and house alarm system, solid wood flooring laid throughout the entrance hallway, lounge and sitting room, intercom system with remote operated electric gates, external lighting, electrical sockets and taps.



Details:

Entrance Hall

Lounge

14' 2" x 18' 11" (4.31m x 5.76m) both max

Kitchen/Breakfast Room

10' 3" x 20' 8" (3.12m x 6.29m) both max

Sitting/Dining Room

11' 11" x 19' 6" (3.63m x 5.94m)

Guest W/C

First Floor Landing

Master Bedroom

12' 7" x 13' 2" (3.83m x 4.01m)

En-suite

9' 2" x 5' 4" (2.79m x 1.62m) both max

Bedroom Two

12' 0" x 13' 8" (3.65m x 4.16m) both max

Bedroom Three

11' 11" x 13' 8" max into doorway (3.63m x 4.16m)

Bedroom Four

11' 11" x 9' 7" (3.63m x 2.92m)

EPC Rating: C

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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GROUND FLOOR
1298 sq.ft. (120.6 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



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TOTAL FLOOR AREA: 2072 sq.ft. (192.5 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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