

AP MORGAN



Birmingham Road, Bromsgrove
Guide Price £480,000

Features:

- Immaculately presented, detached family home
- Four bedrooms (Inc three doubles)
- Impressive entrance hall & sizable landing
- Stylish fitted kitchen & separate utility room
- Four reception rooms
- Beautifully presented gardens, block paved driveway & garage
- Secluded location with excellent transport links
- EPC - C

Description:

An immaculately presented and modern detached family home, featuring four superb sized bedrooms, and flexible ground floor living accommodation, tucked away in a secluded location off the Birmingham Road in a popular area of Marlbrook, Bromsgrove. The generous interior briefly comprises of; Impressive entrance hall with a feature solid wood stair case rising to the first floor landing; front reception room with double french doors opening into a additional sitting room; good-sized lounge offering double glazed patio doors out to the rear garden; stylish fitted kitchen complete with integrated fridge/freezer, dishwasher, space for a range style cooker with overhead extractor hood and breakfast bar; opening into a separate dining room; a utility area presenting space for further appliances with external access door and further access through to a ground floor w/c. Moving up the grand staircase, the first floor landing gives off to a master bedroom with en-suite shower room; sizable double bedrooms two and three; good sized bedroom four and a contemporary family shower room benefiting from high gloss built in storage units. Outside the property enjoys a beautifully landscaped rear garden, with initial paved patio seating area, to lawn, feature graveled area, mature planted borders and personnel door through to the garage, in itself benefiting from fixed sockets, lighting and pitched roof with overhead storage area. On the approach to the front of the property, welcomes a large block paved driveway for parking multiple cars and access to the front of garage. Further benefits include gas central heating and double glazing throughout, generous loft space with options to convert into additional bedrooms, house alarm system, external taps and lighting. Located of a private road in the highly regarded location of Marlbrook, to the north of Bromsgrove Town Centre, the property is conveniently located to provide ease of access to a range of amenities including well regarded local schools, shops and leisure facilities along with ease of access to major road and motorway links including the M5 & M42 ideal for commuting into Birmingham and surrounding areas.



Details:

Entrance Hall

Lounge

10' 7" x 15' 8" (3.23m x 4.78m)

Dining Room

10' 7" x 11' 4" (3.23m x 3.46m)

Kitchen/Breakfast Room

12' 4" x 10' 11" (3.76m x 3.32m)

Front Reception Room

8' 9" x 12' 4" (2.67m x 3.76m)

Sitting Room

9' 1" x 12' 4" (2.76m x 3.75m)

Utility Room

Ground Floor W/C

Garage

16' 10" x 10' 2" (5.14m x 3.10m)

First Floor Landing

Master Bedroom

12' 2" x 11' 1" (3.71m x 3.39m) both max

En-suite

6' 8" x 4' 9" (2.02m x 1.46m) both max

Bedroom Two

12' 0" x 12' 5" (3.67m x 3.78m)

Bedroom Three

10' 10" x 12' 5" (3.29m x 3.78m)

Bedroom Four

7' 8" x 8' 8" (2.34m x 2.65m)

Family Shower Room

6' 1" x 11' 1" (1.85m x 3.39m)

EPC Rating: C

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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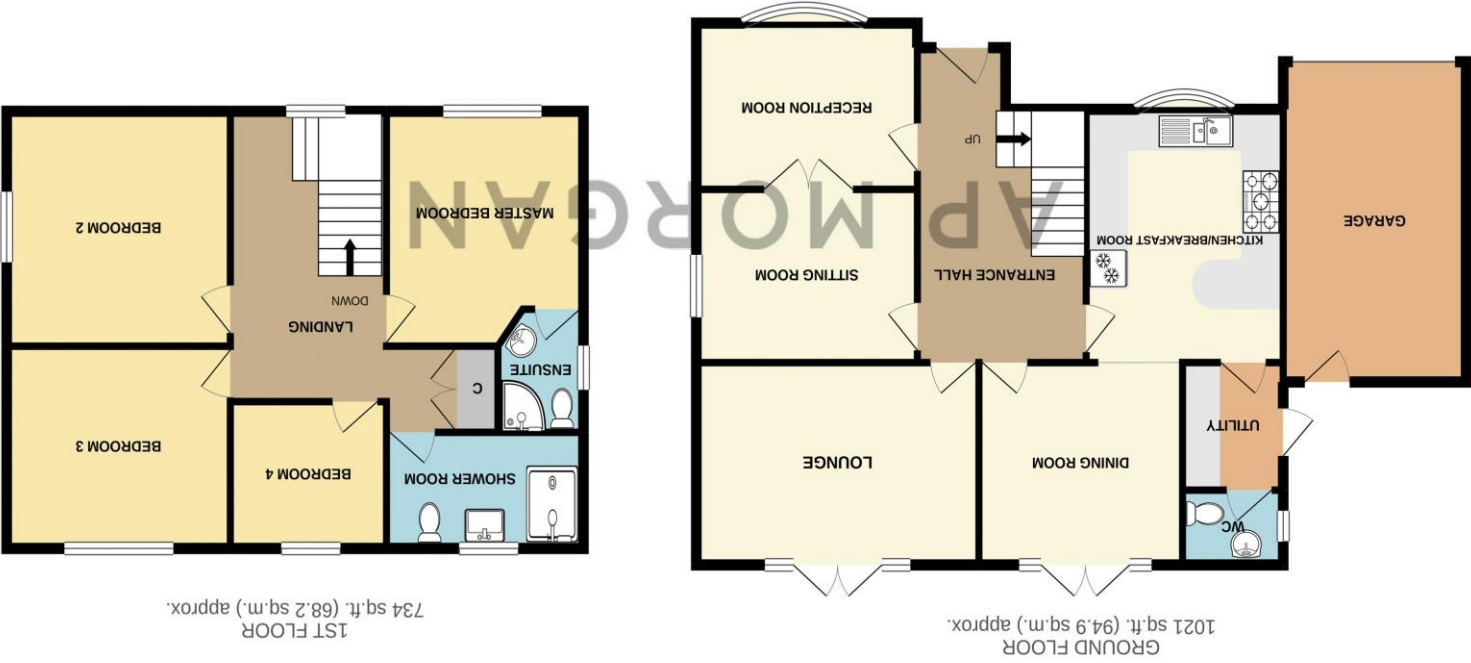
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