

AP MORGAN



Avoncroft Road, Bromsgrove
Offers in the Region Of £435,000

Features:

- Modern detached family home
- Four bedroom with en-suite to master
- Sizable lounge with modern log burner
- Dining room with bi-fold doors to conservatory
- Generous fitted kitchen & separate utility room
- Family bathroom & ground floor w/c
- Well-maintained gardens, driveway and integral garage
- EPC - C

Description:

A beautifully presented, modern family home, promoting flexible ground floor living space; situated within a well-regarded cul-de-sac location of Stoke Heath Bromsgrove. The internal layout of the property briefly comprises of; Porch with modern composite front door, entrance hallway, having ground floor W/C and stairs rising to the first floor landing; lounge with stylish feature log burner; separate dining room offering large bi-fold doors opening into a sizable conservatory; generous kitchen/dining room benefiting from a range of fitted wall and base units, handy under stairs storage cupboard, integrated fridge freezer, built in dishwasher, inset sink with separate drainer and range style cooker. A separate utility room can be accessed from the kitchen, providing ample space and plumbing for washing machine, dishwasher and further appliances; an integral storage room and access through to the integrated garage offering fitted electrical sockets, lighting and a electric roller shutter door. Moving upstairs the first floor landing establishes an impressive master bedroom with large walk-in bay to the front aspect, integrated wardrobe storage and access to a modern en-suite shower room; a double bedroom two with wardrobe storage; two further good sized bedrooms three and four and a three piece family bathroom with power shower over bath. To the exterior of the property provides a beautifully maintained rear garden, being mostly laid to a well-maintained lawn, decking seating area, external covered bar area with paved patio seating to fenced borders. A side gate provides access to the attractive frontage of the property which has a large tarmacked driveway for parking multiple cars. Occupying a popular residential location in Stoke Heath, this extremely well presented four bedroom detached property is conveniently positioned for well-regarded schooling, access to a choice of supermarkets, close to open fields and being beneficial for access to A38 linking to M5 commuting/Droitwich and Worcester.



Details:

Porch

Hallway

Lounge

16' 0" x 11' 8" (4.88m x 3.55m)

Dining Room

9' 8" x 11' 8" (2.94m x 3.56m)

Conservatory

10' 1" x 10' 7" (3.08m x 3.22m)

Kitchen/Breakfast Room

19' 10" x 7' 4" (6.05m x 2.23m) both max

Utility Room

12' 2" x 7' 3" (3.70m x 2.20m)

Store Room

5' 11" x 7' 3" (1.81m x 2.20m)

W/C

Garage

15' 9" x 7' 3" (4.80m x 2.20m)

First Floor Landing

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.



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.

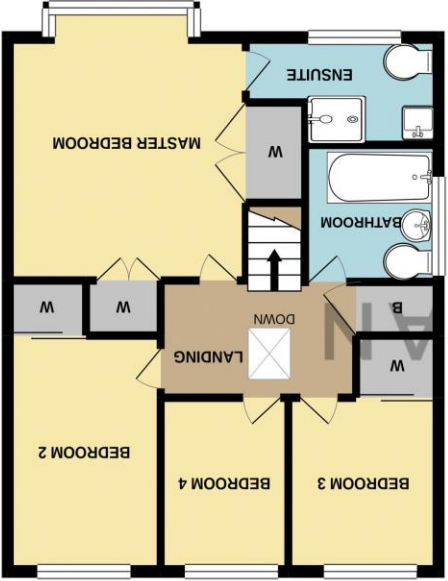
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GROUND FLOOR
939 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 1476 sq.ft. (137.1 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. Made with Metroplan ©2021.

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