



Marlgrove Court, Bromsgrove
Offers in the Region Of £240,000

Features:

- Well-presented town house
- Four bedrooms
- Open plan kitchen/dining room
- Lounge with Juliet balcony
- Main bathroom, En-suite and ground floor W/C
- Beautiful rear garden
- Driveway and integral garage
- EPC - C

Description:

A well-presented four-bedroom townhouse laid out over three floors and situated in a popular location of Marlbrook, Bromsgrove with fantastic commuter links. In brief the property comprises, entrance hallway with integral door to garage, downstairs W/C, open plan kitchen/diner with sliding doors to rear garden, integrated oven, with gas hob and extractor hood over. Upstairs the first-floor landing accommodates a generous lounge with feature fireplace and Juliet style balcony overlooking the rear garden, double bedroom two and main bathroom with shower over bath. Moving up-to the second floor landing which incorporates a master bedroom with built in wardrobes and en suite shower room, a double bedroom two and bedroom three. Outside the rear of property boasts a well maintained garden with initial decking area to lawn with lush planted borders and fenced boundaries with rear access gate. To the front a further garden space and driveway for off-road parking with potential to extend for more vehicles. The property further benefits from fitted electrics in garage, scenic views from the master bedrooms, double glazing and gas central heating throughout. Situated in a convenient location in Marlbrook offering ease of access to major road and commuter links into Birmingham, Worcester and further afield. The property is within catchment of Lickey Hills Primary School, Lickey Hills Nature Park and nearby convenience stores and Bromsgrove town centre within reach for further amenities.



Details:

Entrance Hallway

Integral Garage

15' 6" x 8' 9" (4.72m x 2.66m)

Kitchen/Diner

10' 3" x 15' 8" (3.12m x 4.77m)

W/C

First Floor Landing

Lounge

10' 5" x 16' 0" (3.17m x 4.87m)

Bedroom Two

10' 10" x 8' 8" (3.30m x 2.64m)

Bathroom

5' 5" x 8' 8" (1.65m x 2.64m)

Second Floor Landing

Master Bedroom

13' 8" x 9' 4" (4.16m x 2.84m)

En-suite

Bedroom Three

10' 6" x 9' 5" (3.20m x 2.87m)

Bedroom Four

7' 4" x 6' 1" (2.23m x 1.85m)

EPC Rating: C

Council Tax Band: D (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.

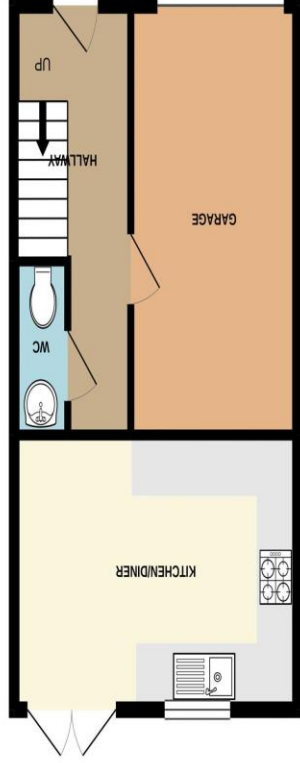
Need a solicitor?

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.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

GROUND FLOOR
396 sq.ft. (36.7 sq.m.) approx.



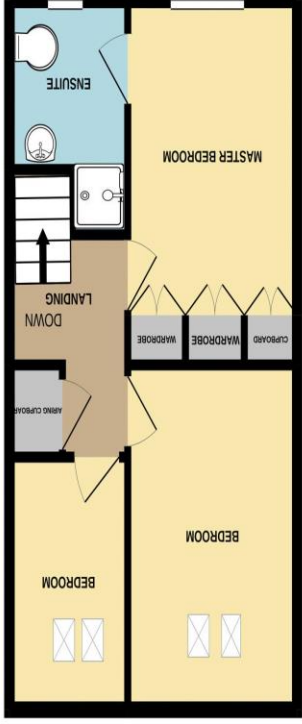
1ST FLOOR
336 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 1152sq.ft. (107.0 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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2ND FLOOR
405 sq.ft. (37.7 sq.m.) approx.



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