



**Cottage Lane, Bromsgrove**  
**£595,000**



### Features:

- Impressive five bedroom detached house
- Spacious lounge & dining room
- Breakfast kitchen, utility & study
- Sizable games room
- Family bathroom & two ensuites
- Extensive office/studio space
- Beautiful rear gardens & extensive driveway
- EPC - C

### Description:

An impressive and well extended detached house, offering contemporary family living situated in a semi-rural cul-de-sac location, on the outskirts of Marlbrook, Bromsgrove. In brief the stunning property consists of an entrance hall with storage cupboard and fitted seating area, spacious lounge with feature log burner opening through into the large dining room with sliding patio doors to the rear garden and double doors to a game room offering bespoke fitted benches with underneath storage and space for a full sized pool table, a well presented open plan breakfast kitchen offers space for a dining table and comes complete with integrated appliances including double Neff oven, gas hob with extractor hood over, fridge, freezer, dishwasher and inset sink with separate drainer, a utility area off the kitchen provides a further sink and space for washing machine and tumble dryer, a snug/study room (currently being used as a gym) and an extensive office/studio space that runs the whole length of the house being fitted throughout with recessed floor and wall sockets for power, internet and phone lines, large double doors and windows overlooking the driveway and a sliding door for access to the rear gardens. The first-floor landing accommodates a sizeable master bedroom with shower room en-suite that provides views over the rear gardens and nearby countryside, a fantastic size bedroom two with shower room en-suite, a well-sized bedroom three with dual aspect windows, built in wardrobes and dressing area, a further double bedroom 4 and good sized bedroom five, stairs leading up to one of the loft spaces and a family bathroom offering a bathtub with separate shower. Outside to the rear offers beautiful landscaped gardens, initial raised patio spaces with pergola and steps leading down to a spacious lawn with well-maintained planters, space for shed storage and fenced borders. The front of the property boasts an extensive driveway that sets it back from the road allowing parking for multiple vehicles and a covered porch. The property further benefits from an abundance of storage space with three boarded lofts, double glazing and central heating throughout, wired internet access points in every room, refitted flooring throughout the ground floor as well as refitted windows, cladding and rendering to the front. Situated in a prime location offering a nearby public footpath through countryside walks and an additional pathway providing ease of access to a local park with children's play area. Ideally positioned at foot of lickey hills and nearby Barnt Green. Local shops, eateries, pubs and leisure facilities also nearby. Fantastic road links such as M42 and M5.





## Details:

### Entrance Hall

#### Lounge

21' 0" x 11' 3" (6.40m x 3.43m)

#### Dining Room

9' 5" x 26' 5" (2.87m x 8.05m)

#### Games Room

21' 0" x 15' 3" (6.40m x 4.64m)

#### Kitchen/Breakfast Room

21' 1" x 13' 0" (6.42m x 3.96m)

#### Utility

10' 1" x 7' 0" (3.07m x 2.13m)

#### Study

14' 3" x 6' 9" (4.34m x 2.06m)

#### Office/Studio

31' 3" x 13' 2" (9.52m x 4.01m) max

#### Master Bedroom

18' 0" x 15' 3" (5.48m x 4.64m) max

#### Ensuite

#### Bedroom Two

11' 3" x 15' 3" (3.43m x 4.64m) max

#### Bedroom Three

21' 1" x 12' 1" (6.42m x 3.68m) max

#### Bedroom Four

11' 0" x 12' 0" (3.35m x 3.65m)

#### Bedroom Five

7' 4" x 9' 7" (2.23m x 2.92m)

#### Family Bathroom

7' 4" x 9' 5" (2.23m x 2.87m)

**EPC Rating:** C

**Council Tax Band:** G (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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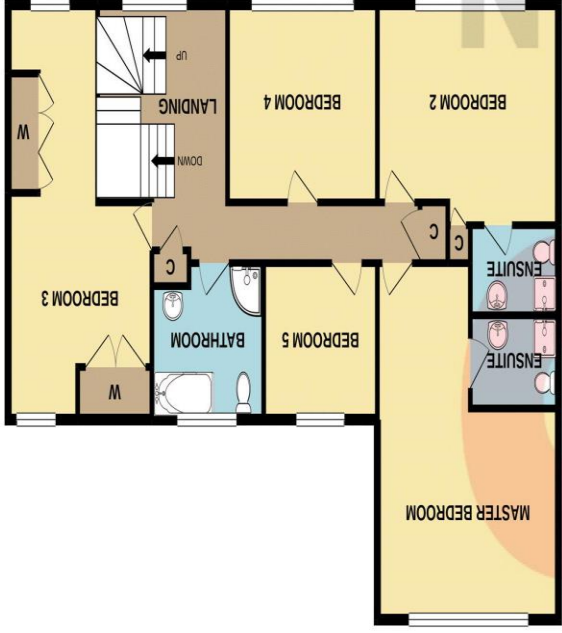
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