

AP MORGAN



Alvechurch Highway, Bromsgrove
Offers in Excess of £600,000

Features:

- Executive 4/5 bedroom modern family residence
- Renovated & thoughtfully extended to a high standard
- Two reception rooms with feature bay windows
- Contemporary fitted kitchen with appliances
- Impressive open plan living/dining space with bi-fold doors
- Modern family bathroom, en-suite & ground floor W/C
- Extensive landscaped rear garden backing onto fields
- Insulated garden office, gym & storage

Description:

An executive, semi-detached, family residence, having been extensively refurbished throughout and vastly extended to incorporate contemporary open plan family living and entertaining space, situated in a highly regarded, semi-rural location of Lydiate Ash, Bromsgrove. The enviable, double fronted property, is set behind a walled and remote operated gated frontage, leading to a generous driveway on approach to the front door. Once inside the high specification interior briefly comprises; reception hall having solid oak staircase rising to the first floor; two reception rooms both having large bay windows to the front aspect; modern ground floor W/C, impressive contemporary styled kitchen/breakfast room enjoying a feature central island with solid quartz countertops and fitted appliances to include, five ring induction hob, oven, microwave oven, warming drawer, washing machine, tumble dryer, and dishwasher. A superb first floor extension opens out from the kitchen creating a fantastic open plan dining/family/entertaining space, accentuated by the large folding glass doors, which open to extend the space further out into the rear garden. Rising upstairs, the first-floor landing has doors that radiate off to; master bedroom enjoying a large bay window and access to an en-suite W/C; double bedroom two offering a bespoke built in seating area to the bay window; good sized bedroom three enjoying elevated views to the rear garden and beyond; single bedroom four; and a superb four piece family bathroom suite boasting walk in rainfall shower, TV mirror above his and hers sink, and separate corner bathtub. Further stairs rise to the second floor, which presents a stylish dressing room/potential bedroom five which also enjoys superb views to the rear aspect and surrounding fields. The impressive level of finish continues outside to the rear garden, which is laid initially to a generous paved patio area, decked pathway flanked by two artificial lawns, extending back to a rear seating and outside kitchen area which overlooks horses' fields. The garden also incorporates a large, insulated outbuilding, housing a garden store area, modern home office space and gym room, all having fitted electrics and lighting. Additional benefits include; electric underfloor heating in main bathroom and throughout the ground floor; gas fired central heating and modern double glazing throughout; CCTV system with remote intercom system to front gate; solid oak doors and skirting throughout; flush fitting contemporary fireplaces in seating areas. The main seating areas also benefit from purpose built in TV's with soundbars which are available under separate negotiation in addition to all other furnishings within the property. Situated in a highly sought-after location of Lydiate Ash backing onto beautiful open fields. The property is also within easy reach of Bromsgrove Town and Barnet Green offering a variety of shopping and amenities. Ease of access to major transport links include the M5 & M42 ideal for commuting into Birmingham & Worcester.



Details:

Reception Hall

Lounge

13' 5" max into bay x 9' 2" (4.09m x 2.79m)

Sitting Room

14' 3" max into bay x 9' 9" to front of storage (4.34m x 2.97m)

Kitchen/Breakfast Room

11' 5" x 19' 10" (3.48m x 6.04m) max

Open Plan Family/Dining Room

11' 0" x 20' 8" (3.35m x 6.29m)

Ground Floor W/C

First Floor Landing

Master Bedroom

14' 8" max into bay x 9' 6" max (4.47m x 2.89m)

En-suite W/C

Bedroom Two

8' 11" min x 9' 5" (2.72m x 2.87m)

Bedroom Three

7' 5" x 8' 11" (2.26m x 2.72m)

Bedroom Four

5' 7" x 9' 4" (1.70m x 2.84m)

Family Bathroom

7' 3" x 13' 6" (2.21m x 4.11m)

Stairs Rise to Second Floor

Dressing Room/Bedroom Five

12' 6" x 15' 6" (3.81m x 4.72m) both max

Garden Store Room

10' 1" x 8' 6" (3.07m x 2.59m)

Garden Office

8' 6" x 10' 1" (2.59m x 3.07m)

Gym

11' 8" x 10' 1" (3.55m x 3.07m)

EPC Rating: E

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.**



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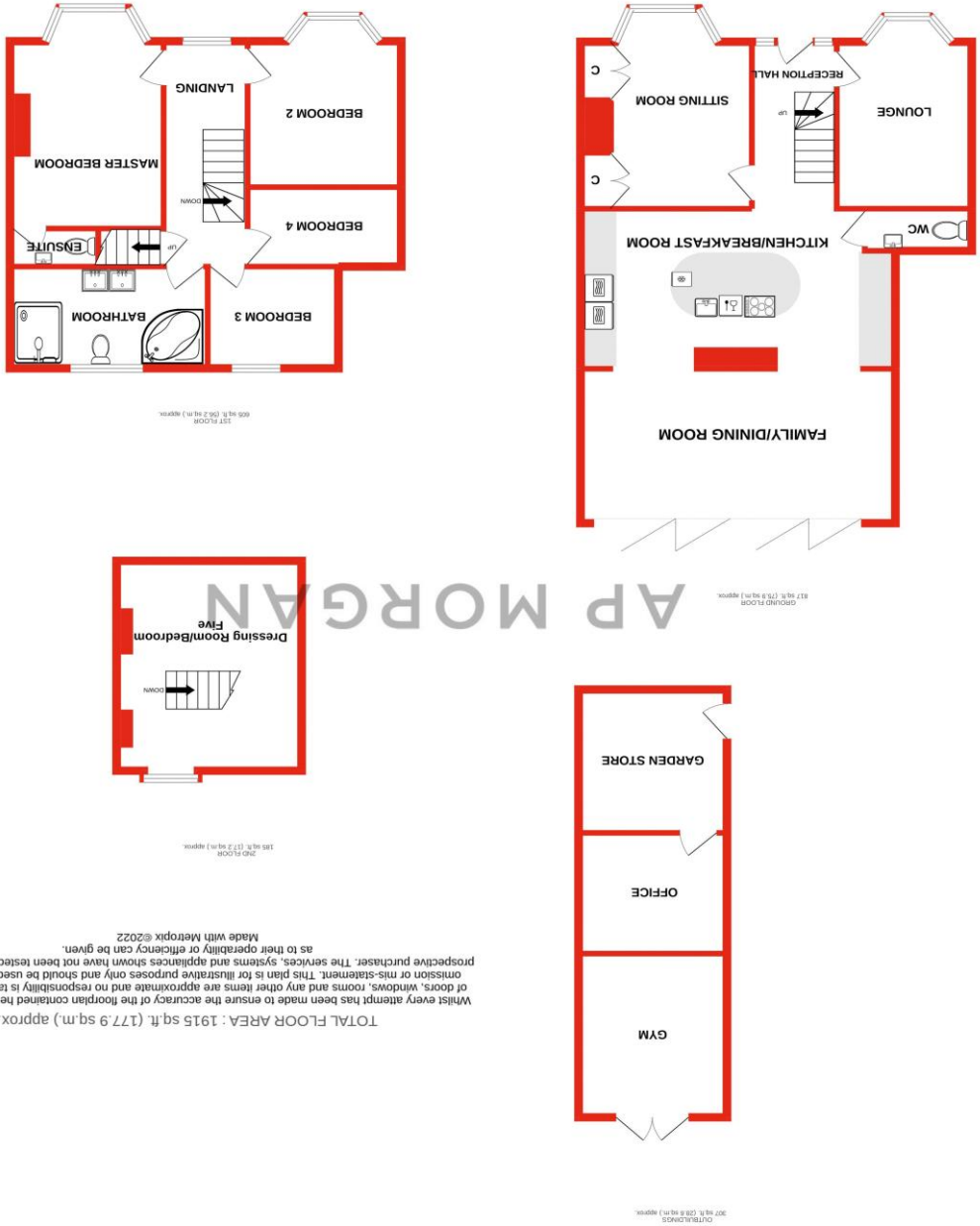
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