



AP MORGAN

**Appletrees Crescent, Bromsgrove**  
Offers Over £450,000



**Features:**

- Spacious four bedroom detached family home
- Generous sized lounge & separate dining room
- Fitted breakfast kitchen & utility room
- Contemporary family bathroom suite
- Modern en-suite & ground floor W/C
- Large conservatory & garden to the rear
- Driveway & garage
- EPC - TBC

**Description:**

A well-presented, four bedroom, detached family home, situated on the sought-after, and modern residential development of Woodland Grange, Bromsgrove. The property briefly comprises; entrance hall giving access to a ground floor W/C; spacious lounge with views to the front aspect and double doors leading to the dining room; well-proportioned conservatory having French doors to the rear garden; stylish fitted kitchen/breakfast room having a range of matching units and cupboards, inset sink and drainer with Brita filter tap, integrated hob, oven, and fridge freezer; finally a separate utility space gives off from the kitchen proving matching units, space for appliances, inset sink with built in food waste disposal, and external door leading out to the side of the property. Rising upstairs, the first-floor landing presents; a generous sized master bedroom with a built-in wardrobe, airing cupboard, and modern en-suite shower room; double bedrooms two and three; further well-proportioned bedroom four; and a contemporary four-piece family bathroom suite, boasting a freestanding bathtub & separate shower enclosure. Outside, the front is devoted to a driveway for off-road parking, small fore garden, and access to the garage, whilst in the rear garden is initially laid to paved patio, lawn with planted borders and timber fenced boundaries. Further benefits include Karndean flooring throughout the ground floor excluding the lounge, in addition to the family bathroom & en-suite; house alarm system; part boarded loft space with fitted light; two external power sockets and taps; Hive smart heating system; and fitted power sockets and lighting in the garage. The sought-after Woodland Grange development is situated within reach of excellent road links to the M5, M42 and A38 along with ease of access into Bromsgrove town centre providing a variety of shops, supermarkets, leisure facilities, restaurants pubs and eateries. In addition, excellent local schooling is available including the prestigious Bromsgrove private school.





## Details:

### Entrance Hallway

#### Lounge

16' 2" x 11' 1" (4.918m x 3.377m)

### Dining Room

9' 11" x 11' 1" (3.025m x 3.383m)

### Conservatory

9' 5" x 15' 1" (2.875m x 4.607m)

### Kitchen/Breakfast Room

9' 4" x 14' 4" (2.835m x 4.378m) both max

### Utility Room

5' 1" x 5' 9" (1.544m x 1.761m)

### Ground Floor W/C

#### Garage

16' 1" x 8' 0" (4.906m x 2.436m)

### First Floor Landing

#### Master Bedroom

11' 10" to front of wardrobes x 17' 8" max (3.60m x 5.38m)

#### En-suite

5' 3" x 7' 5" (1.60m x 2.26m)

#### Bedroom Two

12' 3" x 9' 10" (3.73m x 2.99m)

#### Bedroom Three

8' 11" x 7' 10" (2.72m x 2.39m)

#### Bedroom Four

9' 0" x 6' 10" (2.74m x 2.08m)

### Family Bathroom

10' 2" x 8' 0" (3.10m x 2.44m) both max

### EPC Rating:

**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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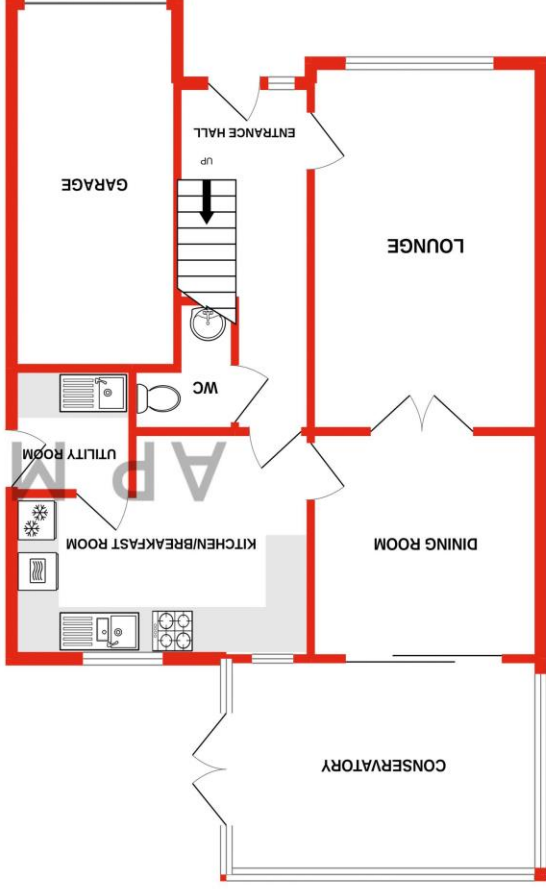
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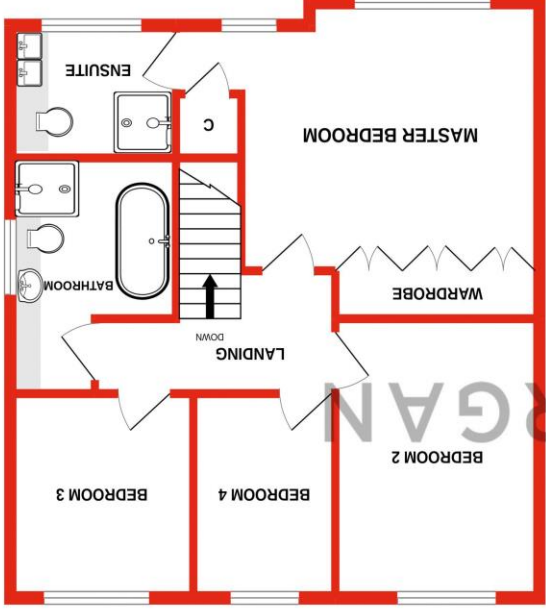
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GROUND FLOOR  
823 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 1474 sq.ft. (136.9 sq.m.) approx.  
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