

AP MORGAN



Katmandu Road, Bromsgrove
Offers in the Region Of £500,000

Features:

- Executive detached family home
- Four bedrooms - two with en-suites
- Spacious lounge & separate dining room
- Contemporary fitted breakfast kitchen & utility room
- Spacious family bathroom & ground floor W/C
- Landscaped rear & fore-gardens
- Driveway & garage
- EPC - D

Description:

A beautifully presented, four-bedroom detached family home, offered with two en suites, two reception rooms and a pleasant, south-facing rear garden, situated on the modern and sought-after residential estate of The Oakalls, Bromsgrove. The attractive frontage is approached via a tarmacked driveway with lawned fore-garden. Entering through the front door, the well-laid interior briefly comprises; entrance hallway with stairs rising to the first floor landing and ground floor w/c; spacious sitting room with bay window to front aspect and feature electric fire with surround; separate dining room with outlook to the rear garden; contemporary fitted breakfast kitchen, presenting a range of stylish wall and base units, dual ovens, gas hob with extractor hood over and space for additional appliances; a separate utility area provides plumbing for washing machine or dishwasher, space for tumble dryer, and built in matching cupboard units; while an access door leads through to the garage enjoying fitted electrical sockets and lighting. Moving upstairs the first floor landing gives off to; an impressive master bedroom with bay to the front, integrated wardrobe storage, and access to a good-sized en-suite shower room; bedroom two with further en-suite shower room; additional good sized bedrooms three and four and a large three piece family bathroom suite. Outside to the rear enjoys a beautifully landscaped, south facing rear garden, presenting an initial patio area for outside seating, well-maintained lawn to planted borders and fenced boundaries. The garden also provides a timber shed for storage and a side gate for access to the frontage. Additional benefits include; gas central heating, and double glazing, fitted intruder alarm system, external tap, composite front door added by the current owners, and a partially boarded loft space with fitted ladder and lighting. The property is well placed for a good range of both private and state schooling, bus, road and rail connections, close to the town centre for the High Street shopping, bars, cafe's and restaurants, as well as facilities within Aston Fields. Main arterial routes are minutes from the property leading to the M5 motorway junctions at Lydiate Ash and Wychbold, as well as M42 towards the M40.



Details:

Entrance Hall
Ground Floor W/C
Lounge

17' 8" into bay x 11' 3" (5.38m x 3.43m)

Dining Room
11' 6" x 11' 3" (3.50m x 3.43m)

Kitchen/Breakfast Room
15' 1" x 10' 4" (4.59m x 3.15m) both max

Utility Room
8' 4" x 4' 5" (2.54m x 1.35m)

Garage
17' 2" x 8' 4" (5.23m x 2.54m)

First Floor Landing
Master Bedroom
18' 4" x 15' 5" (5.58m x 4.70m) both max

En-suite Shower Room
5' 1" x 8' 2" (1.55m x 2.49m)

Bedroom Two
9' 10" x 9' 4" (2.99m x 2.84m)

En-suite Shower Room
4' 3" x 7' 10" (1.29m x 2.39m)

Bedroom Three
11' 3" x 8' 3" (3.43m x 2.51m)

Bedroom Four
8' 4" x 7' 8" (2.54m x 2.34m)

Family Bathroom
11' 6" x 6' 2" (3.50m x 1.88m) both max

EPC Rating: D

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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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.

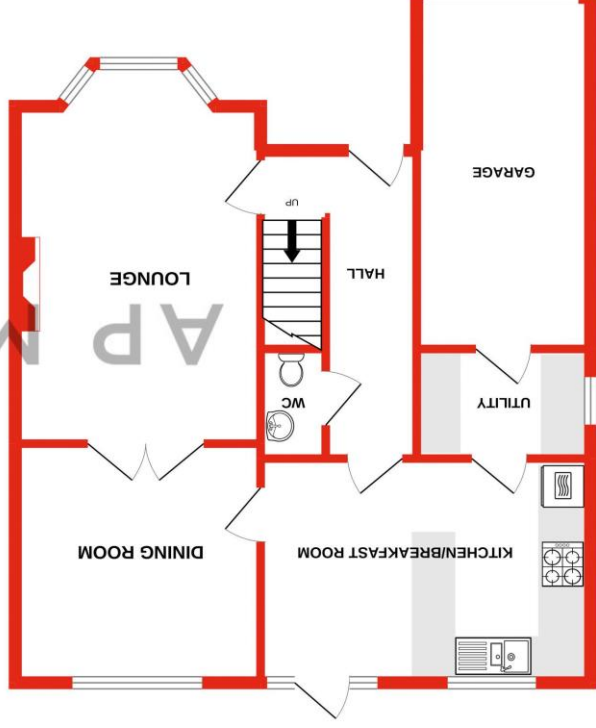
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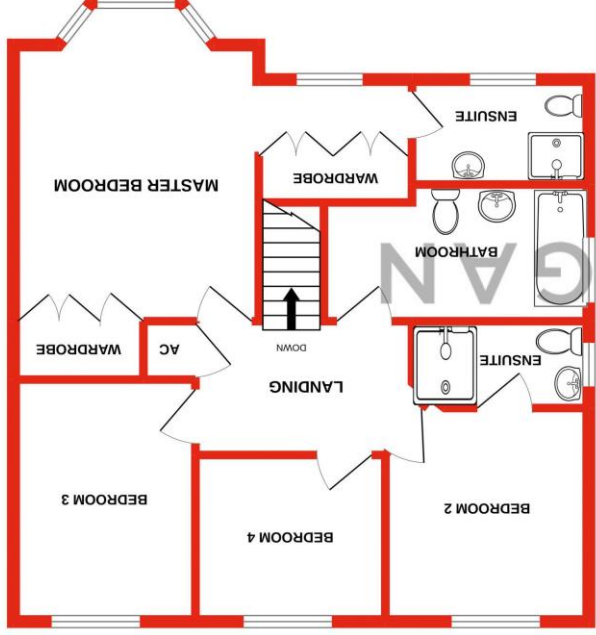
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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



1ST FLOOR



KATMANDU ROAD, BROMSGROVE

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 efficacy can be given.
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