



**AP MORGAN**

**Cirencester Close, Bromsgrove**  
Offers in Excess of £525,000



### Features:

- Offered with no onward chain
- Stunning, four double bedroom, detached house
- Flexible open plan ground floor living
- Feature Orangery/family room with large lantern
- Family bathroom, en-suite & ground floor wet-room
- Stylish fitted kitchen with granite worktops
- Sought after cul-de-sac location
- Driveway & attractive low maintenance rear garden
- EPC - TBC

### Description:

Offered with no onward chain is this particularly well-presented, executive, detached, family home, occupying an enviable corner position with outlook to open green space. The property is located within a well-regarded cul-de-sac location of the highly desirable residential area of The Parklands, Bromsgrove. The internal accommodation briefly comprises: Reception hallway with spacious utility/potential bedroom five and stylish wet room off; generous lounge having feature coal effect gas fire with surround; double doors opening into a separate dining room; contemporary fitted kitchen, benefitting from a range of stylish fitted wall and base units, housing for an American style fridge/freezer, built in dishwasher, space for a range style cooker, and door through to the lean-to storage space. To complete the ground floor is a stunning Orangery/family room extension to the rear of the property which features a large overhead lantern, dual fuel wood burner, and double sliding doors/windows spanning the full rear aspect out to the rear garden. Rising upstairs, the gallery first floor landing has doors that radiate off to; master bedroom, providing built in wardrobes and access to a en-suite shower room; double bedroom two, also having built in wardrobe storage, further double bedrooms three and four, and a modern three piece family bathroom suite having shower over bath. To the rear of the property enjoys a low maintenance courtyard style garden, mostly laid to paved patio with raised, mature planted beds to boundaries, fitted garden lighting, external sockets and garden tap. A rear access door to the lean-to provides entry to the attractive frontage of the property, which boasts well-tended wrap around gardens, and tarmacked driveways for parking three cars comfortably. Further benefits include; gas fired central heating and double glazing throughout; Worcester Bosch boiler fitted approximately 2019; high spec Calypso flooring, laid throughout the entrance hall, utility, kitchen, dining room, and orangery; CCTV and house alarm system; and a majority boarded loft space with fitted lighting and pull down loft ladder. Located within a cul-de-sac setting, on the popular Parklands residential development, the property overlooks open green space and play area, and gives easy access for highly regarded schooling, a choice of shops and supermarkets and Bromsgrove town centre, with the railway station a short drive away, as are commuter routes to the M42 and M5 motorways.





**Details:**

**Entrance Hall**

**Lounge**

17' 9" x 11' 6" (5.41m x 3.50m)

**Dining Room**

12' 7" x 10' 0" max into doorway (3.83m x 3.05m)

**Kitchen**

9' 3" x 15' 0" (2.82m x 4.57m)

**Orangery/Family Room**

12' 7" x 18' 3" (3.83m x 5.56m)

**Utility/Potential Bed 5**

11' 8" x 7' 5" (3.55m x 2.26m)

**Ground Floor Wet Room**

4' 8" x 7' 8" (1.42m x 2.34m) both max

**Lean to/Store**

**First Floor Landing**

**Master Bedroom**

15' 0" x 12' 0" (4.57m x 3.65m) both max

**En-suite Shower Room**

5' 2" x 7' 11" (1.57m x 2.41m)

**Bedroom Two**

10' 9" x 10' 2" to front of wardrobes (3.27m x 3.10m)

**Bedroom Three**

12' 10" x 8' 8" (3.91m x 2.64m)

**Bedroom Four**

9' 8" x 9' 7" (2.94m x 2.92m) both max

**Family Bathroom**

9' 7" x 6' 8" (2.92m x 2.03m) 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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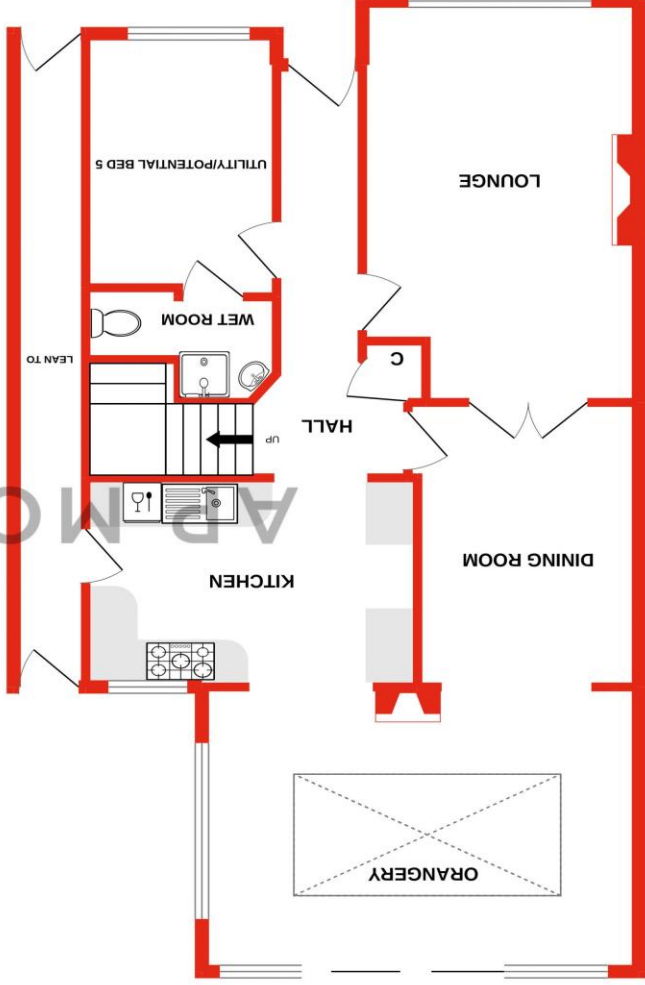
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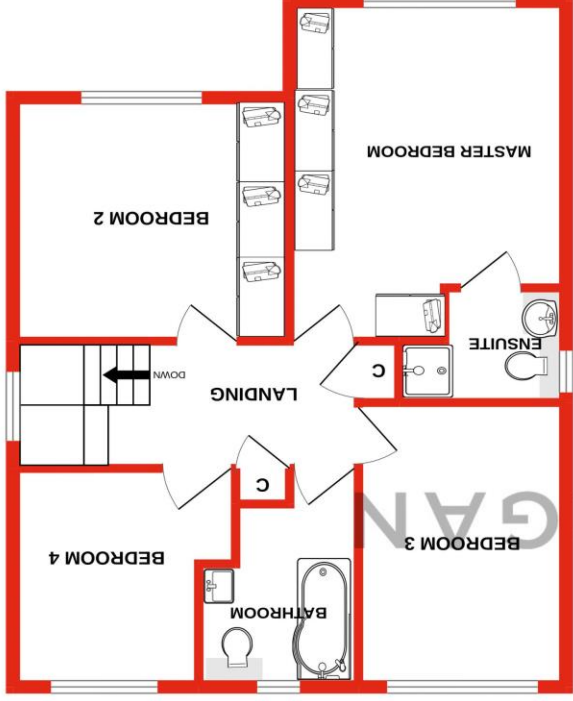
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GROUND FLOOR  
987 sq.ft. (91.7 sq.m.) approx.



1ST FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1638 sq.ft. (152.2 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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