

AP MORGAN



Old Station Road, Bromsgrove
Offers in the Region Of £500,000

Features:

- Stunning & well extended detached family home
- Four bedrooms (three being doubles)
- Two generous reception rooms
- Impressive open plan kitchen/Dining room
- Family bathroom, separate W/C & ground floor shower room
- Mature landscaped rear garden
- Large block paved driveway & integral garage
- EPC - D

Description:

A stunning example of a well extended, four-bedroom, detached family home, featuring flexible ground floor living accommodation and a generous rear garden. The residence is situated a sought-after location of central Bromsgrove, within catchment of highly regarded schooling. Upon approach, the attractive frontage provides a large block paved driveway for parking three cars, access to the integral garage via a up and over garage door, and a large porch having space for a boot bench. Once inside the layout briefly comprises: Entrance hallway with stairs rising to the first-floor landing, and handy under stairs cupboard; generous living room offering bay window to the front aspect, feature coal effect gas fireplace, and original 1960's mahogany doors opening through into an additional family reception room with feature sky light and double-glazed French doors out to the rear. To complete the ground floor is a substantial sized open plan kitchen/dining room, fitted with skylight, a range of oak wall and base units, granite worktops, integrated fridge/freezer, dishwasher, double Neff oven, gas hob, and washing machine; inner hall/study area; and access to a modern ground floor shower room. Rising upstairs, the first-floor landing has doors that radiate off to: Double bedroom one with hand wash basin, and elevated views over the rear garden; double bedroom two having built-in wardrobe storage; double bedroom three; generous sized bedroom four; stylish family bathroom with shower over bath; and a separate W/C. Moving outside to the rear, boasts an extensive and mature rear garden, enjoying an initial raised paved seating area, to a well-maintained lawn, well-stocked planted borders, established trees and a timber shed store to the rear. Additional benefits include: gas fired central heating and double glazing; original oak flooring through the entrance hallway; solid oak floor laid throughout the living room and internal hallway; fitted power sockets, tap, and lighting in the internal garage; large boarded loft space with pull down ladder and lighting; and external garden power socket to the rear. Occupying one of Bromsgrove's most desirable locations, the property is virtually on the doorstep for private schooling, walkable to Bromsgrove High Street, access to leisure facilities, supermarkets, a choice of eating establishments, and links to the M5 and M42 for ease of travel and commuting.



Details:

Porch

6' 4" x 6' 6" (1.93m x 1.98m)

Entrance Hall

Living Room

24' 11" x 10' 11" (7.59m x 3.32m) both max

Family Room

19' 3" x 10' 5" (5.86m x 3.17m)

Kitchen/Dining Room

19' 3" x 16' 0" (5.86m x 4.87m)

Hall/Study Area

Ground Floor Shower Room

4' 7" x 7' 10" (1.40m x 2.39m)

Integral Garage

17' 0" x 8' 7" (5.18m x 2.61m)

First Floor Landing

Bedroom One

11' 1" x 11' 0" (3.38m x 3.35m) both max

Bedroom Two

10' 5" x 11' 0" (3.17m x 3.35m) both max

Bedroom Three

10' 3" x 8' 4" (3.12m x 2.54m)

Bedroom Four

8' 0" x 9' 0" (2.44m x 2.74m)

Bathroom

7' 10" x 6' 10" (2.39m x 2.08m) both max

W/C

2' 9" x 5' 1" (0.84m x 1.55m)

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.**



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.morganfs.co.uk

Property to sell?

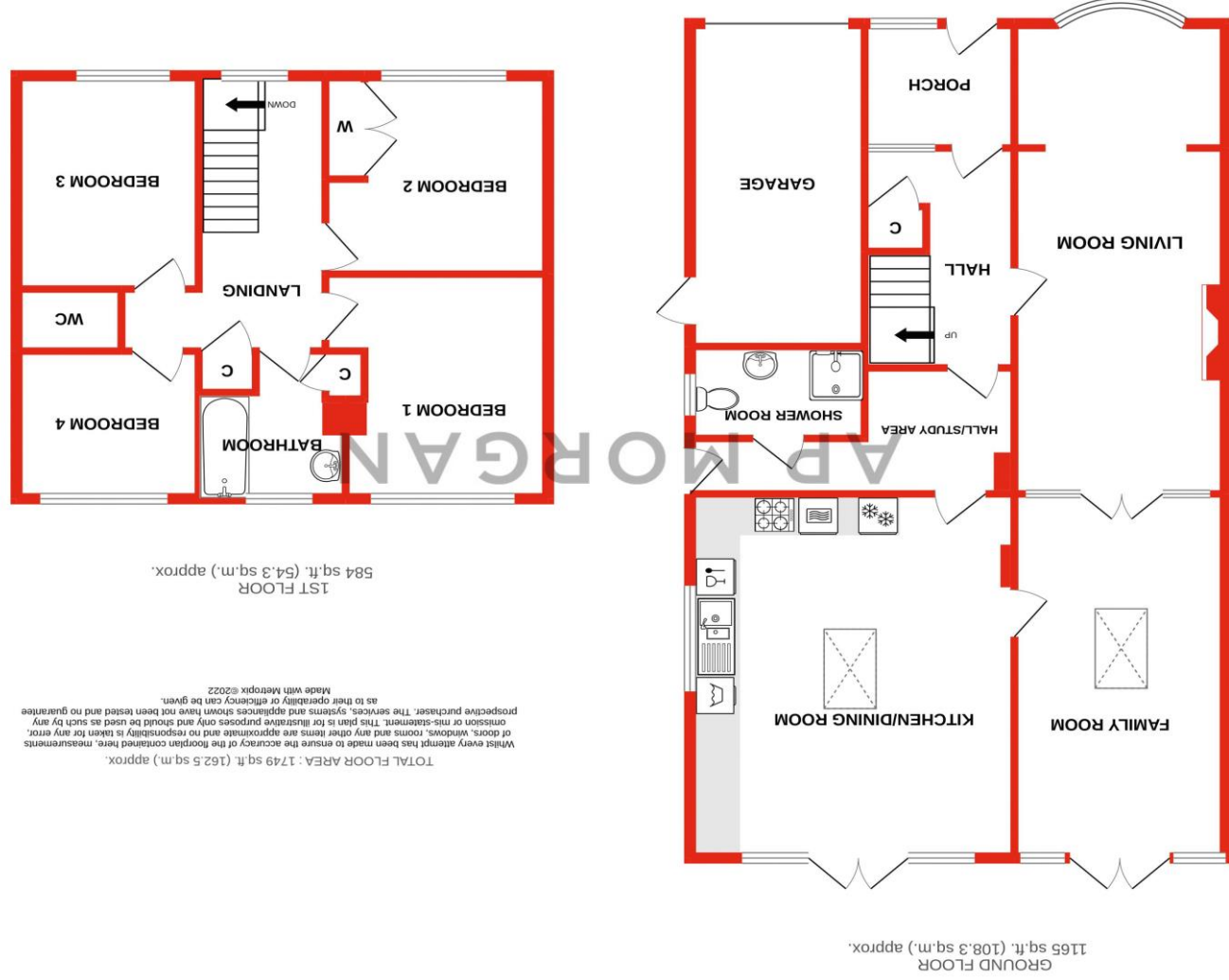
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

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.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.