

**AP MORGAN**



**Sunningdale Road, Bromsgrove**  
Guide Price £475,000



**Features:**

- Well appointed, four-bedroom, detached family home
- Lounge with feature bay & decorative coal effect fire
- Stylish fitted kitchen & separate utility area
- Formal dining room & spacious heated conservatory
- Modern family bathroom, en-suite & ground floor W/C
- Driveway & integral garage
- Attractive rear garden
- EPC - D

**Description:**

An attractive, detached family home, ideally situated on the highly regarded 'Hill Top' development of Bromsgrove. Offers a generous heated conservatory, two reception rooms, far reaching field views to the rear. The beautifully presented and spacious interior of the property briefly comprises; Enclosed porch; an entrance hall giving off to a guest w/c; a lounge to the front aspect enjoying a large bay window with bespoke wooden shutters and feature coal effect gas fire; a formal dining room, opening out into the impressive sized, heated conservatory, offering flexible reception and entertainment space; stylish fitted kitchen enjoying a range of built-in wall and base units, integrated double oven with gas hob, dishwasher, fridge/freezer, and access to a separate utility/laundry room. To complete the ground floor is an integral garage, accessed from the conservatory, which provides storage space and fitted electrical sockets. Moving upstairs the first-floor landing establishes; Master bedroom complete with built-in wardrobes and modern en-suite shower room; a good-sized double bedroom two; further bedroom three with access to a large eaves storage area; a well-proportioned single bedroom four, and a three-piece family bathroom suite, with P-shaped bathtub and over head electric shower. Externally the property enjoys a private aspect rear garden with an initial paved patio area, a well-maintained lawn, well-stocked planted borders, timber fenced boundaries, and a timber tool shed. From the garden, a side access gate can be used for entry to the frontage, which benefits from a tarmacked driveway bordered by further well-maintained lawns. Furthermore the property benefits from; gas-fired central heating and double glazing throughout; an insulated loft space with a pull-down ladder and lighting; an external garden tap; and a house alarm system. The property occupies an elevated position within a highly regarded location, providing elevated views of the surrounding countryside and convenient access into Bromsgrove town providing a variety of shopping, leisure facilities, amenities, bars, restaurants, and schooling across all ages. Major road links are also within easy reach including access to the M5 and M42, ideal for commuting into Birmingham, Worcester, and surrounding areas.





**Details:****Entrance Hall****Lounge**

13' 8" into bay x 13' 10" (4.16m x 4.21m)

**Ground Floor W/C****Dining Room**

9' 6" x 8' 4" (2.89m x 2.54m)

**Kitchen/Breakfast Room**

9' 6" x 11' 10" (2.89m x 3.60m)

**Utility Room**

6' 9" x 4' 9" (2.06m x 1.45m)

**Conservatory**

12' 8" x 17' 0" (3.86m x 5.18m) both max

**Garage**

17' 1" x 8' 4" (5.20m x 2.54m)

**First Floor Landing****Master Bedroom**

11' 11" max x 12' 0" to front of wardrobes (3.63m x 3.65m)

**En-suite Shower Room**

6' 10" x 4' 9" (2.08m x 1.45m)

**Bedroom Two**

9' 10" to front of wardrobe x 10' 6" max (2.99m x 3.20m)

**Bedroom Three**

9' 4" x 11' 5" (2.84m x 3.48m) both max

**Bedroom Four**

6' 9" x 11' 5" (2.06m x 3.48m) both max

**Family Bathroom**

6' 1" x 6' 8" (1.85m x 2.03m)

**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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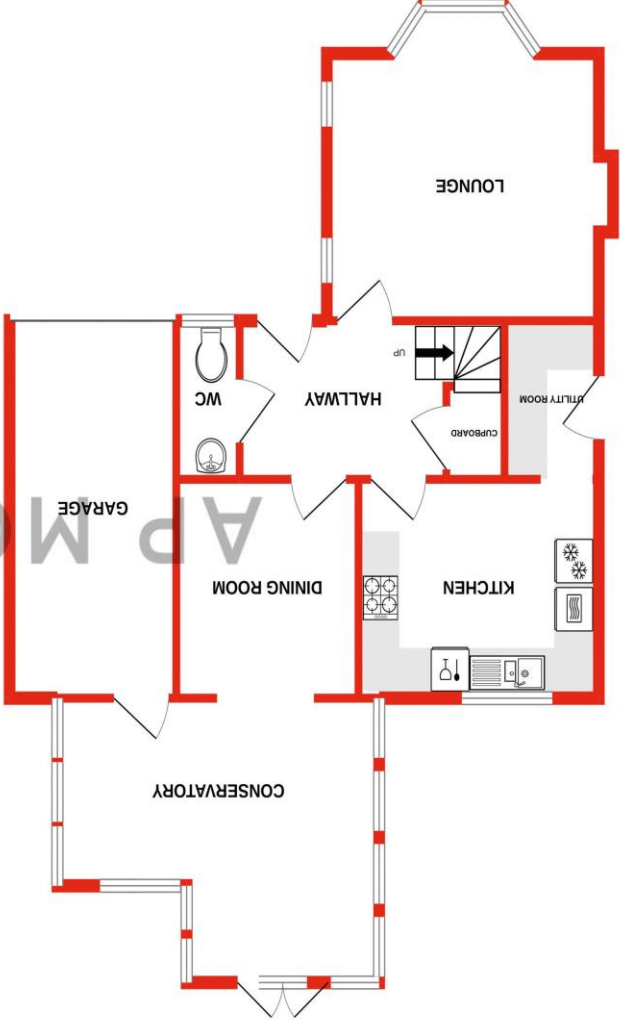
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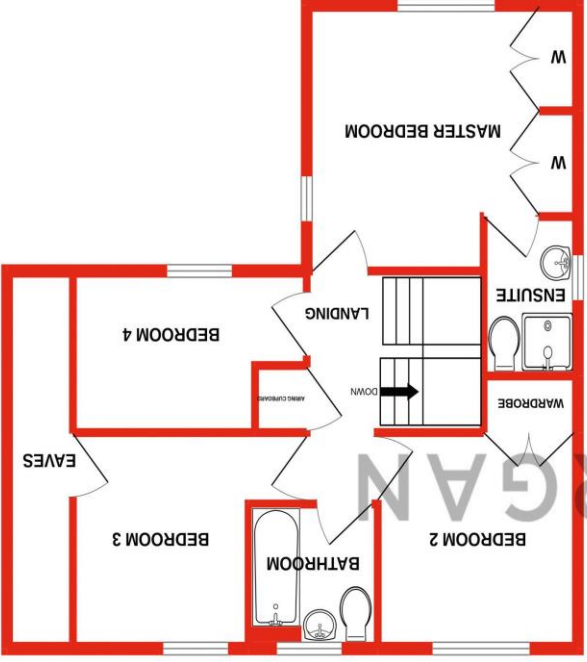
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1270sq.ft. (118.0 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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