



59 Appletrees Crescent, Woodland Grange, Bromsgrove, B61 0UD

£700,000

Allan Morris
estate agents

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This freehold detached family home occupies a larger than average corner plot of 0.11 acre in a desirable residential area, enjoying private rear gardens with a lovely south easterly aspect and good off-road parking. The location is convenient for commuting to Birmingham, the national motorway network and the facilities of Bromsgrove.

The well appointed house offers spacious and flexible accommodation of approximately 2,160sqft (excluding garage), comprising: a large welcoming reception hall with fitted cloakroom; snug; dining/music room; lounge; fitted kitchen and breakfast room opening to an oak framed garden room; utility room; gallery landing; five bedrooms; en suite dressing room and en suite bathroom; en suite shower room; and family bathroom.

In addition, the property offers an attached double garage, drive for four cars, PVC double glazing, gas-fired central heating.





DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller and have not checked any legal documentation. Any points of interest or concern should be verified by your legal representative.
- Allan Morris & Peace have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate and may include recesses, suites, cupboards and wardrobes.

KEY POINTS

- Freehold tenure
- Floor area of approximately 2,160sqft
- EPC rating, band C
- Council tax band G
- Gas-fired central heating
- PVC double glazing
- Attached double garage
- Private south easterly garden
- Oak framed garden room with under floor heating





INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds as fitted
- Light fittings as fitted
- Integrated dishwasher, American style fridge freezer, range oven & cookerhood in kitchen
- 2 built-in double wardrobes in dressing room
- Built-in double wardrobe in bedrooms 2 & 3
- 2 roller shutter garage doors

DESCRIPTION

GROUND FLOOR

- **OPEN PORCH** with double glazed front door to:
- **LARGE RECEPTION HALL** 3.90m x 4.83m x 2.64m (12'9" x 15'10" x 8'8")
- **FITTED CLOAKROOM** 1.54m x 0.85m (5'0" x 2'9")
- **SNUG** 3.96m x 3.10m (13'0" x 10'2")
- **DINING / MUSIC ROOM** 4.29m x 3.77m (14'1" x 12'4")
- **LOUNGE** 6.06m x 3.96m (19'11" x 13'0")
- **OPEN PLAN FITTED KITCHEN, BREAKFAST ROOM & GARDEN ROOM**
- **OAK FRAMED GARDEN ROOM AREA** 3.77m x 4.05m x 2.67m (12'4" x 13'3" x 8'9")
- **BREAKFAST ROOM AREA** 4.64m x 1.95m x 2.34m (15'2" x 6'4" x 7'8")
- **FITTED KITCHEN AREA** 4.15m x 4.55m x 3.06m x 4.64m (13'7" x 14'11" x 10'0" x 15'3")
- **UTILITY ROOM** 1.84m x 1.37m (6'0" x 4'6")

FIRST FLOOR

- **GALLERY LANDING** 3.96m x 2.58m (13'0" x 8'5")
- **BUILT-IN AIRING CUPBOARD**
- **PART BOARDED LOFT** with pull-down ladder and power point
- **BEDROOM ONE SUITE**
- **BEDROOM** 4.04m x 3.15m x 3.57m (13'3" x 10'4" x 11'8")
- **DRESSING ROOM** 2.88m x 1.67m (9'5" x 5'5")
- **EN SUITE BATHROOM** 2.44m x 2.29m (8'0" x 7'6") with Jacuzzi bath
- **BEDROOM TWO** 3.06m x 4.04m x 2.58m x 3.55m (10'0" x 13'3" x 8'5" x 11'8")
- **EN SUITE SHOWER ROOM** 1.54m x 1.10m x 1.84m (5'0" x 3'7" x 6'0")
- **BEDROOM THREE** 3.35m x 3.33m x 3.99m (11'0" x 10'11" x 13'1")
- **BEDROOM FOUR** 2.59m x 2.36m (8'6" x 7'9")
- **BEDROOM FIVE** 3.01m x 1.90m (9'10" x 6'3")
- **FAMILY BATHROOM** 2.72m x 1.92m (8'11" x 6'3")





OUTSIDE

- **ATTACHED DOUBLE GARAGE** 5.35m x 5.00m (17'6" x 16'4") (Door widths 2.05m 6'8")
- **PART BOARDED LOFT**
- **PARKING** Tarmac drive for up to four cars
- **GARDEN** Private landscaped rear garden with a lovely south easterly aspect

DIRECTIONS

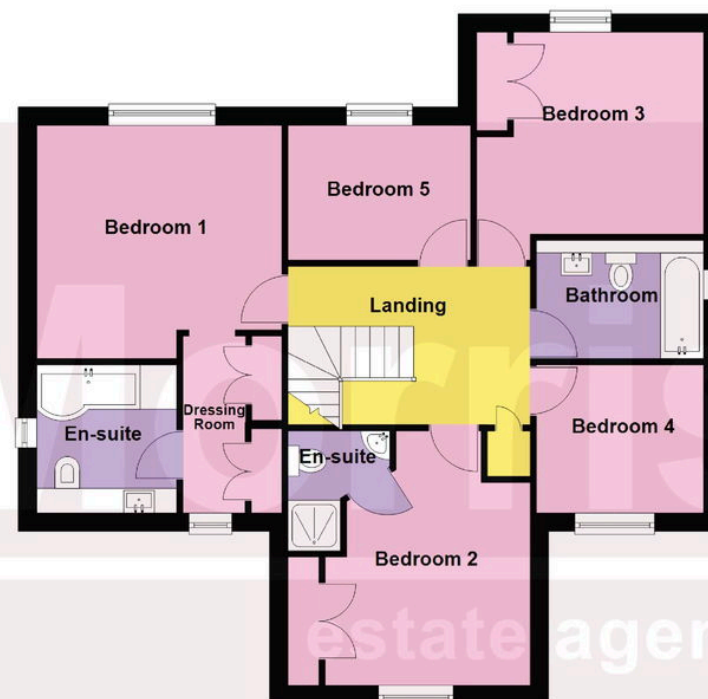
- From Bromsgrove town centre: take the B4091 Stourbridge Road. At the mini island proceed straight on along Stourbridge Road. At the next island take the second exit into Barnsley Hall Road. At the second island take the second exit into Appletrees Crescent, where the property will be found on the right on the corner of Green Bower Drive, as indicated by the agent's 'for sale' board.



Ground Floor



First Floor



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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