



Marlgrove Court, Marlbrook, Bromsgrove, Worcestershire, B61 0HE

£318,000

Allan Morris
estate agents

Marlgrove Court, Marlbrook, Bromsgrove, Worcestershire, B61 0HE

This freehold mid-terraced town house is situated in an established residential area situated between the M42 and M5 motorways, convenient for commuting to Birmingham and Worcester and the facilities of Bromsgrove.

The spacious and well appointed accommodation amounts to approximately 1,100sqft (excluding garage), comprising: a reception hallway with a toilet off; fitted kitchen diner; living room; two landings; four bedrooms; an en suite shower room; and a family bathroom.

In addition, the property benefits from a private rear garden, an integral garage, a drive providing off-road parking for two cars side-by-side, PVC double glazing and gas-fired central heating.



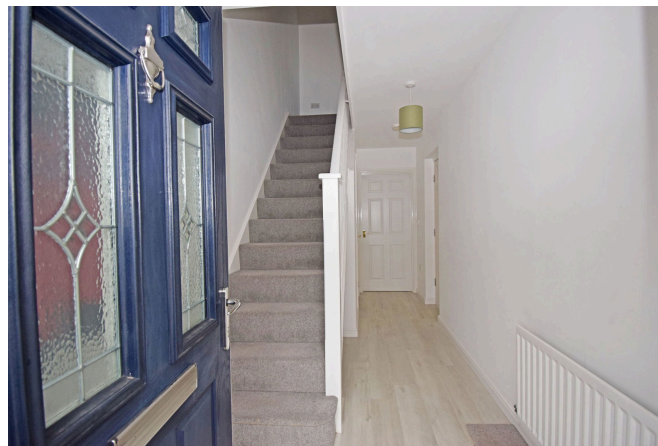


DISCLAIMER

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

KEY POINTS

- Freehold tenure
- Approx 1,100sqft
- Gas-fired central heating
- PVC double glazing
- Extended garage
- 2 car drive
- Private garden
- Energy Performance Certificate band C
- Council Tax band D



INCLUSIONS

- Carpets & floor coverings as fitted
- Electric oven, 4 ring gas hob & cookerhood
- Fireplace & gas fire in lounge
- Built-in wardrobes in bedroom 1



DESCRIPTION

GROUND FLOOR

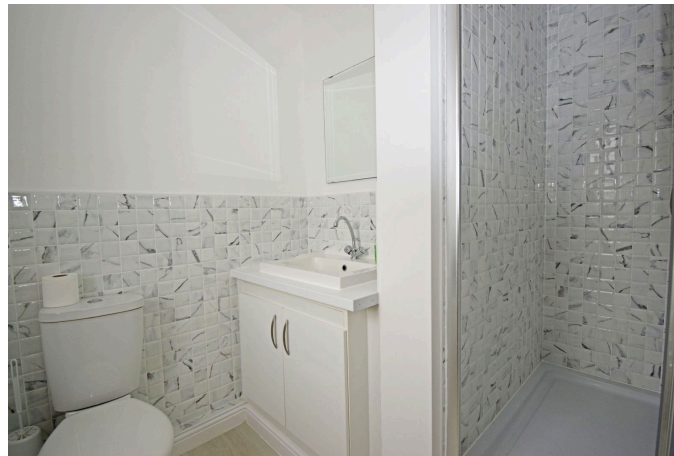
- **HALLWAY** 4.79m x 1.92m (15'9" x 6'4")
- **TOILET** 1.83m x 0.84m (6'0" x 2'9")
- **FITTED KITCHEN DINER** 4.79m x 2.95m < 3.55m (15'8" x 9'8" < 11'7")

FIRST FLOOR

- **LANDING** 4.81m x 1.95m (15'9" x 6'4")
- **LIVING ROOM** 4.79m x 3.62m (15'8" x 11'10")
- **FAMILY BATHROOM** 2.70m x 1.70m (8'10" x 5'7")
- **BEDROOM THREE** 3.03m x 2.72m (9'11" x 8'11")

SECOND FLOOR

- **LANDING** 3.13m x 1.86m (10'3" x 6'1")
- **BEDROOM ONE** 4.85m x 2.87m (15'11" x 9'5")
- **EN SUITE SHOWER ROOM** 1.86m x 1.73m < 2.57m (6'1" x 5'8" < 8'5")
- **BEDROOM TWO** 3.61m x 2.85m (11'10" x 9'4")
- **BEDROOM FOUR/STUDY** 2.65m x 1.85m (8'8" x 6'1")



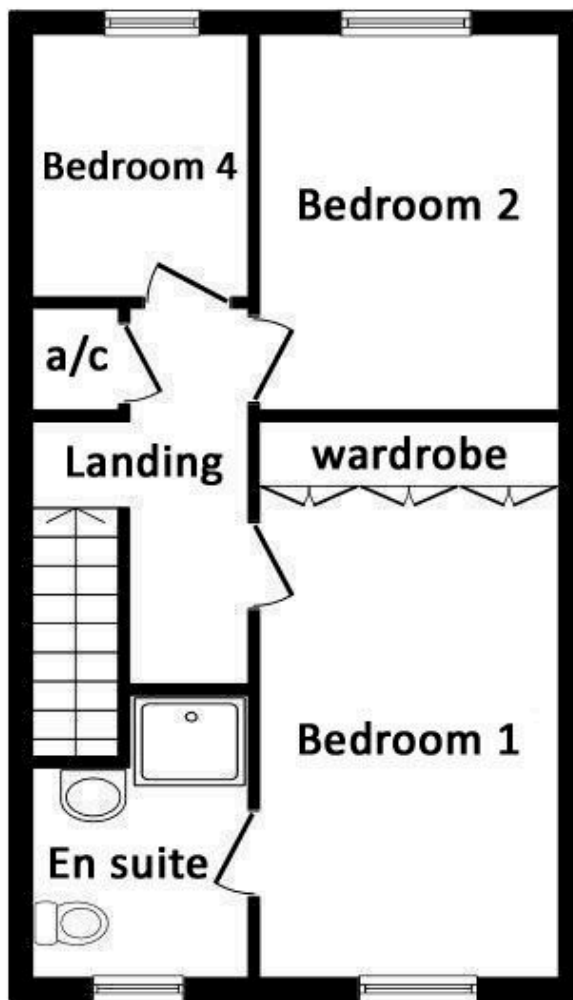


OUTSIDE

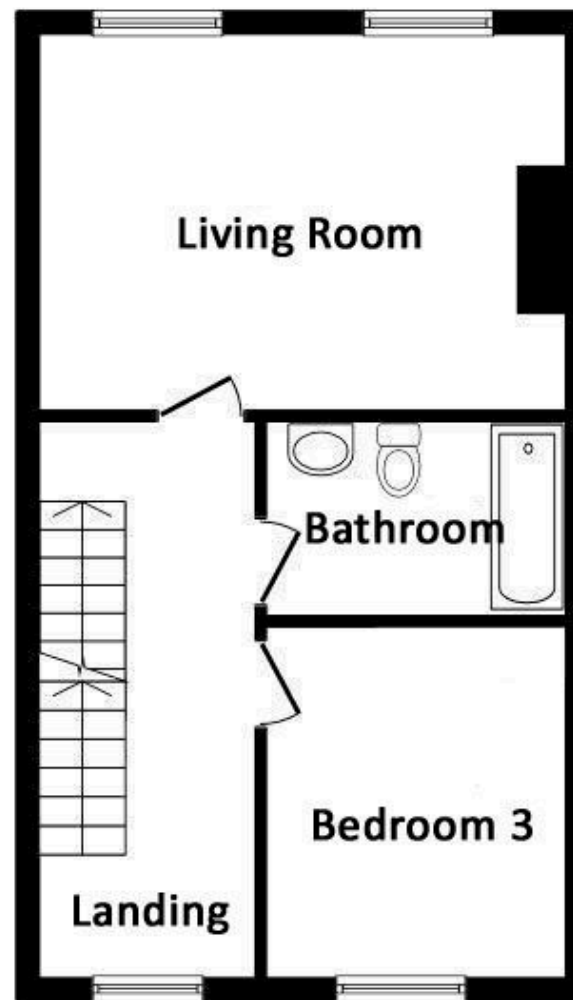
- **INTEGRAL GARAGE** 5.58m x 2.74m (18'3" x 9'0") (Door width 2.11m 6'11")
- **PARKING** To the front of the house and garage there is a tarmac drive providing off-road parking for two cars side-by-side.
- **GARDEN** The property benefits from a private rear garden, comprising: a gravel patio across the rear of the house, beyond which is a lawn, to the rear there is a shared pathway with a gate leading around to the front of the terrace.

DIRECTIONS

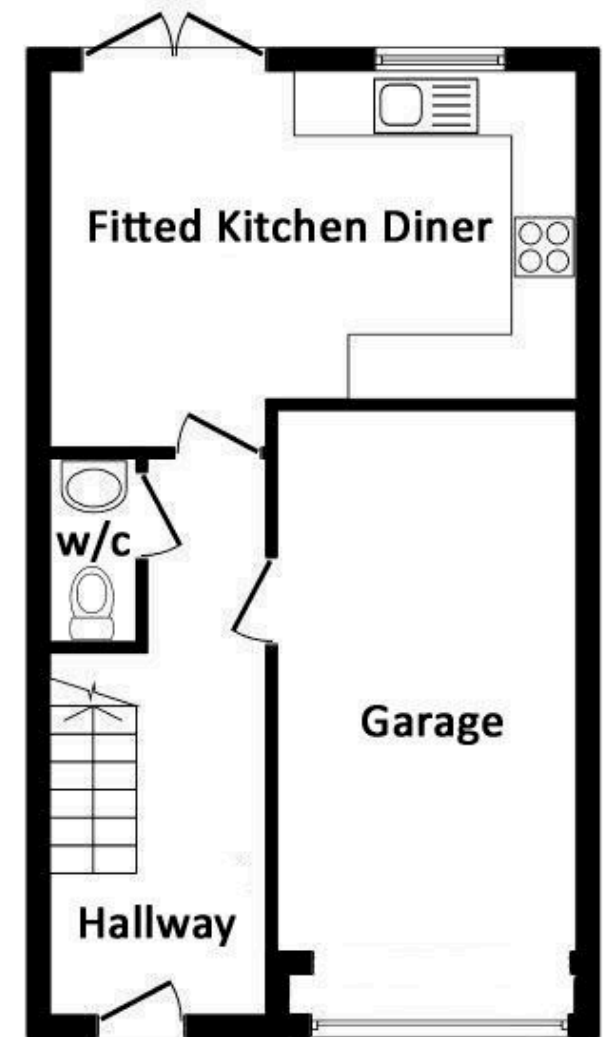
- From Bromsgrove: take the A38 Bromsgrove Eastern By-pass towards Birmingham. At the traffic lights, proceed straight on into the A38 Birmingham Road and then the first island exit at the M42 continuing along the A38 Birmingham Road. Take the first turning on the right into Marlgrove Court, where the property will be found to the rear of the cul-de-sac.



Second Floor



First Floor



Ground Floor

Not to scale

For general guidance purposes only and not to be taken as a statement of fact

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