



Crabtree Lane, Bromsgrove

£415,000

**Allan Morris**  
estate agents

## Crabtree Lane, Bromsgrove

This freehold detached family home enjoys a rare and generous plot, substantially larger than is typical for the area, offering exceptional outdoor space, privacy, and exciting potential for extension (subject to planning permission).

Nestled in a well-established residential neighbourhood, the property is within easy walking distance of Sanders Park, local schools, and the town centre's wide range of amenities. It's also ideally located for commuters, with convenient access to Birmingham and the national motorway network.

With characterful interiors, PVC double glazing, gas-fired central heating, ample parking for up to six vehicles, and a standout garden that sets it apart from other homes nearby, this is a unique opportunity not to be missed





## 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 FEATURES

- Freehold tenure
- PVC double glazing
- Gas-fired central heating
- Drive with parking for up to 6 cars
- Private garden with pizza oven & BBQ
- Council Tax Band D (Bromsgrove District Council)
- EPC rating, band D





## INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds as fitted
- Freestanding oven in kitchen
- Integrated dishwasher in utility room
- Timber shed & brick pizza oven & BBQ

The property more particularly comprises:

**ENCLOSED PORCH** with front door opening to:

## RECEPTION HALLWAY

3.15m x 1.80m (10'4" x 5'11")

## THROUGH LOUNGE

6.55m 3.10m < 3.33m (22'6" x 10'2" < 10'11")

## DINING ROOM

3.66m x 3.33m ( 12'0" x 10'11")

## FITTED KITCHEN

3.63m x 2.96m (11'11" x 9'8")

## UTILITY ROOM

1.71m 1.64m (5'7" x 5'4")

## TOILET

1.62m x 0.71m (5'3" x 2'4")

From the hallway, stairs lead up to:

## FIRST FLOOR LANDING

4.54m x 1.67m (14'10" x 5'6")

## BEDROOM ONE

3.53m x 3.22m (11'7" x 10'7")





### **BEDROOM TWO**

3.53m x 3.20m ( 11'7" x 10'6")

### **BEDROOM THREE**

2.85m x 1.70m (9'4" x 5'6")

### **REFITTED BATHROOM**

1.80m x 1.55m (5'10" x 5'1")



### **OUTSIDE**

### **DETACHED CONCRETE SECTIONAL GARAGE**

5.07m x 2.94m (16'7" x 9'7")

### **PARKING**

Gravel drive providing off-road parking for up to six cars.

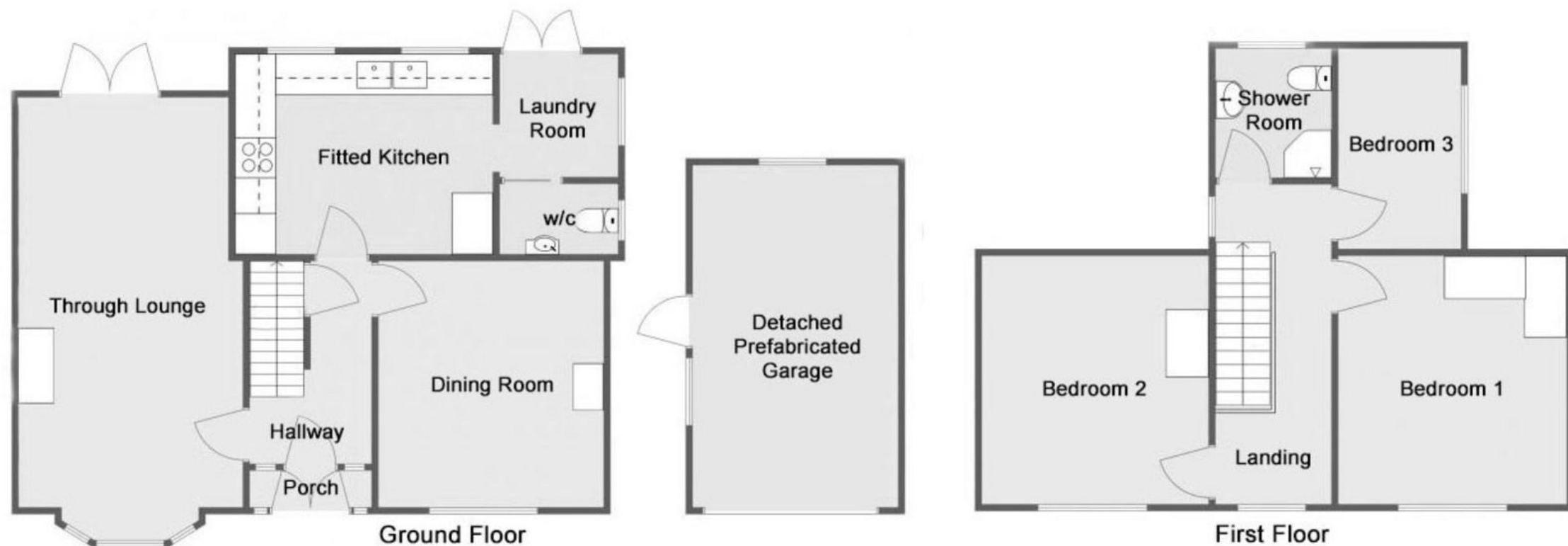


### **GARDENS**

Lawn & mature trees and shrubs to the front and private rear garden with timber shed, brick BBQ and pizza oven.

### **DIRECTIONS**

From Bromsgrove town centre: take Market Street and turn left into Crabtree Lane, where the property will be found on the right, near the end of the road, as indicated by the agent's 'for sale' board.



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

[www.allan-morris.co.uk](http://www.allan-morris.co.uk)

ampsales@allan-morris.co.uk | 01905 969659 | 0121 445 5209 | 01527 874646

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