

**AN EXCEPTIONAL 4 BEDROOM SPLIT LEVEL DETACHED RESIDENCE  
WITH WELL PROPORTIONED VERSATILE ACCOMMODATION  
A MUST VIEW TO APPRECIATE THIS UNIQUE HOME**



**72 BRACES LANE  
MARLBROOK  
BROMSGROVE B60 1DY**

- Very convenient and sought after location
- Central heating and double glazing
- Superb lounge/dining room with balcony and breakfast/ kitchen
- Master bedroom with luxury ensuite shower room and dressing room
- Two further bedrooms and family shower
- Further first floor bedroom suite with en suite shower
- Extensive driveway parking and double garage
- Double height conservatory
- South facing rear garden extending to the side

**£550,000 FREEHOLD**

The modern spacious accommodation arranged over two floors of an unusual split level design. Early viewing is strongly recommended to fully appreciate the size and layout of the well presented accommodation. The property is approached over a block paved driveway offering plenty of parking space and leading to the double garage with lawned area to the side , mature conifers and hedging providing privacy and steps up to the front door.

**The accommodation comprises:**

### **GROUND FLOOR**

**ENTRANCE PORCH** with double opening doors and inner door to the hall.

**RECEPTION HALL** with a central atrium housing the staircases with half flights leading to the upper and lower split levels.



Leading off directly from the hallway are 2 bedrooms, shower room and conservatory.



**SHOWER ROOM**

**BEDROOM TWO**

**BEDROOM THREE**

**CONSERVATORY**

A half flight of stairs leads down to a lower hallway with main bedroom suite and a utility room leading off.



**BEDROOM ONE**

**EN SUITE SHOWER ROOM**

**DRESSING ROOM AREA**

**UTILITY ROOM**



A half flight of stairs leads to the upper landing with a glazed screen through to the living room and leading off is the living room and fitted breakfast/ kitchen with a further half flight of stairs up to the upper level with a further bedroom suite including an ensuite shower room and study, which would be ideal to use as a separate suite.



## **LARGE 'L' SHAPED LIVING ROOM**

## **FITTED BREAKFAST/ KITCHEN**



Upper floor area

## **BEDROOM FOUR**

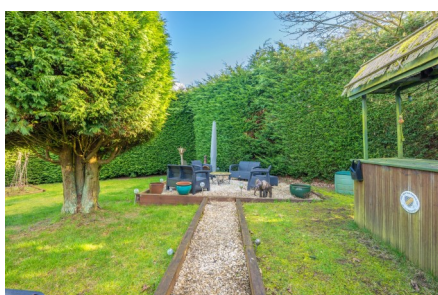
## **EN SUITE SHOWER ROOM**

## **STUDY**

## **OUTSIDE**

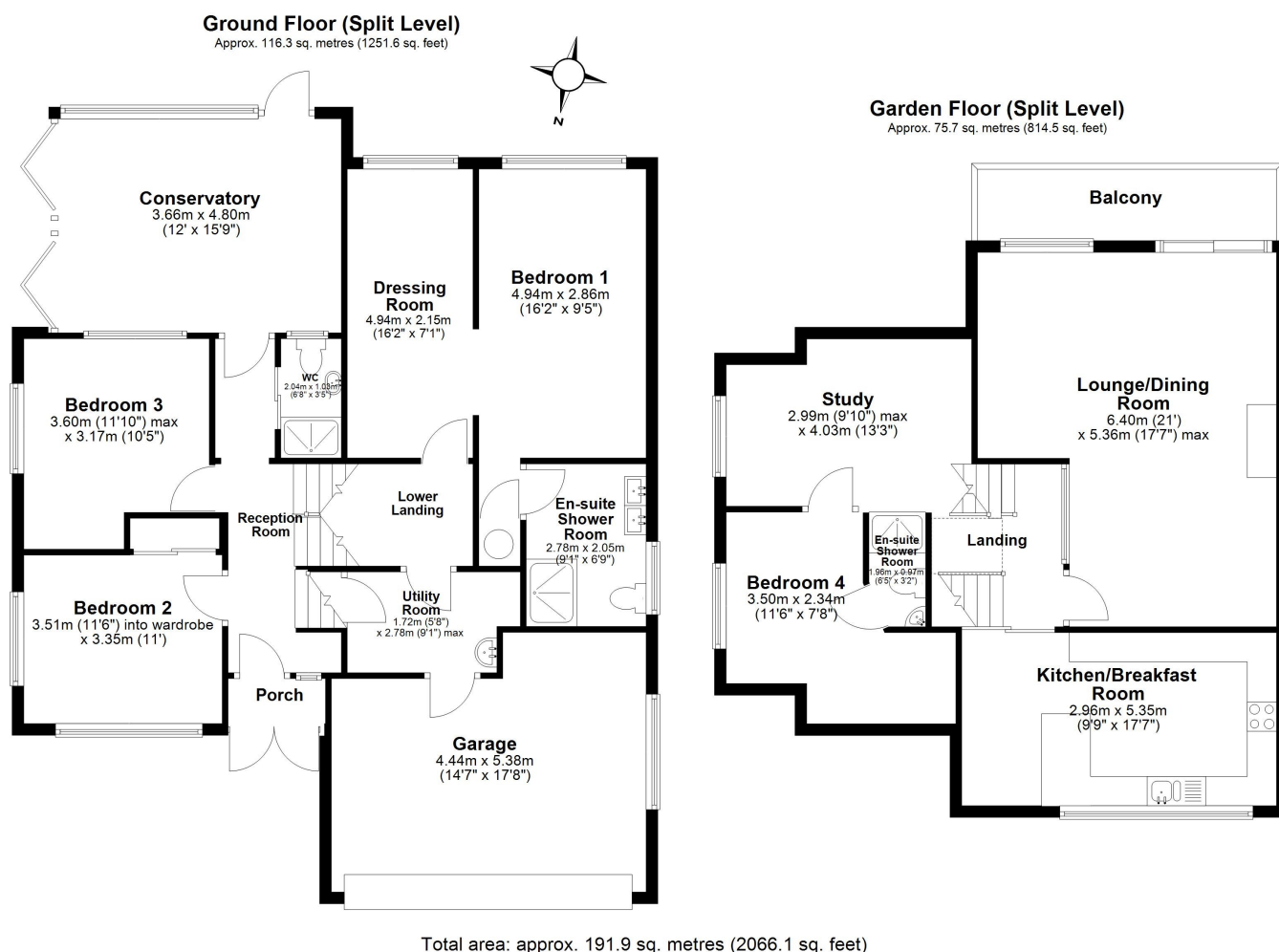
**DOUBLE GARAGE 17' 8" x 14' 7"** with up and over door to the driveway and door to the utility.

**DELIGHTFUL PRIVATE WELL STOCKED GARDENS** with a south facing rear garden area and substantial side garden area with folding doors opening from the conservatory with multiple seating areas and completely private making it ideal for outdoor entertaining.



## GENERAL INFORMATION

<b>TENURE</b>	We are informed the property is Freehold
<b>VIEWING</b>	By prior appointment with Oakton Estates on 0121 459 9641
<b>EPC Rating</b>	D61
<b>Council Tax</b>	Band 'F' Bromsgrove



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.