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## Braces Lane

MARLBROOK

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**£435,000**





# Four Bedroom Detached House

## Features.

- FOUR BEDROOMS - THREE OF WHICH ARE DOUBLES
- MODERN EN SUITE, FAMILY BATHROOM AND DOWNSTAIRS WC
- ATTRACTIVE KITCHEN/DINER
- LOUNGE WITH LOG BURNER AND SOLID OAK FLOORING
- LANDSCAPED REAR GARDEN
- DRIVEWAY AND DOUBLE GARAGE
- WINDOWS AND DOORS (REPLACED 2019)
- COMBI-BOILER (REPLACED 2019)

## Description.

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A beautifully presented four bedroom detached house, offered with an attractive kitchen/diner, lounge with a log burner, en suite to the master bedroom, modern family bathroom, landscaped rear garden and off road parking with a double garage, situated in the popular area of Marlbrook, Bromsgrove.

The property, which boasts recently replaced combi-boiler, windows and doors (re-fitted 2019), is approached via a driveway providing off road parking and access to the double garage. Once inside, the welcoming hall leads to; the attractive kitchen/diner with granite work surfaces and an integrated dishwasher, double oven, hob and extractor; handy utility room; lounge with a feature log burner, solid oak flooring and French doors to the rear garden; and downstairs wc.

Stairs from the hallway lead up to the first floor landing with doors radiating off to; the master bedroom with modern en suite shower room; double bedrooms two and three; bedroom four; and the modern family bathroom with a contemporary freestanding bath.

Outside, the property enjoys a landscaped rear garden with a paved patio, block paved patio, lawn with raised planted boxes, fenced boundaries and steps down to a further block paved sitting area.

Marlbrook offers a range of amenities including catchment for Lickey Hills Primary School, Lickey Hills Nature Park and convenience stores with Bromsgrove town centre within easy distance, as well as access to the M5 and M42 motorway networks.





### Room Dimensions:

Hall

Kitchen/Diner: 8' 11" x 23' 6" (2.72m x 7.17m)

Utility Room: 4' 9" x 5' 4" (1.47m x 1.65m)

Lounge: 12' 9" x 20' 1" (3.89m x 6.14m)

WC 5' 4" x 4' 11" (1.64m x 1.50m) max

Stairs To First Floor Landing

Master Bedroom: 11' 6" x 11' 9" (3.51m x 3.59m)

En Suite: 7' 6" x 6' 7" (2.31m x 2.03m) max

Bedroom Two: 10' 4" x 10' 5" (3.15m x 3.19m) max

Bedroom Three: 13' 1" x 9' 6" (3.99m x 2.90m) max

Bedroom Four: 8' 2" x 8' 1" (2.49m x 2.48m)

Bathroom: 9' 4" x 5' 0" (2.86m x 1.54m)

Garage: 23' 6" x 8' 11" (7.17m x 2.72m)



## Braces Lane, Marlbrook



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.  
Floor Plans made using RoomSketcher.

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EPC: D

COUNCIL TAX BAND: E

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Bromsgrove office on:

**01527 872 479**

Alternatively, you can scan below to view all of the details of this property online.



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