

AP MORGAN



Saltpan Close, Stoke Prior, Bromsgrove
Guide Price £425,000

Features:

- Modern four bedroom detached family home
- Remaining NHBC warranty
- Dual aspect lounge
- Contemporary open plan kitchen/dining room
- Separate dining room (currently used as home office)
- Stylish Family bathroom, en-suite & ground floor W/C
- Garage & parking for three to four cars
- Enclosed rear garden
- EPC - B

Description:

An executive and beautifully presented four-bedroom detached family residence, constructed in 2021 by Barratt Homes, occupying an enviable corner plot within the sought-after semi-rural village of Stoke Prior, Bromsgrove.

The property is approached via a well-maintained fore garden, with a driveway to the rear providing off-road parking for up to three vehicles, alongside access to a garage benefitting from fitted electrical sockets.

Upon entering, the immaculately presented interior has been thoughtfully enhanced and briefly comprises: a welcoming entrance hall featuring bespoke wall panelling and stairs rising to the first floor landing with fitted under-stairs storage; ground floor W/C; dual-aspect lounge with French doors opening onto the rear garden; and a generous open-plan kitchen/dining room, complete with a range of fitted wall and base units, integrated oven, gas hob, and space for additional appliances. To complete the ground floor is a further dual-aspect reception room, currently utilised as a spacious home office.

Rising upstairs, the first-floor landing provides access to: a master bedroom suite with fitted wardrobes and a modern en-suite shower room; double bedrooms two and three, both benefitting from fitted wardrobes, with bedroom three further enhanced by bespoke wall panelling; single bedroom four; and a contemporary three-piece family bathroom suite. The loft has also been partially boarded, offering useful additional storage.

Externally, the property enjoys a landscaped and well-appointed rear garden, featuring an attractive white porcelain tiled patio and pathway, leading onto a neatly maintained lawn with planted beds to the borders, all enclosed by a mix timber fenced and walled boundaries. A rear access gate leads to the driveway and garage.



Further benefits include: remaining NHBC warranty; double glazing; and gas central heating throughout.

The modern development is set within a desirable village location, a short distance from the local village pub. Stoke Prior offers a range of everyday amenities, including a village store, post office, medical centre, leisure centre with health club, and a primary school rated 'outstanding' by Ofsted. Bromsgrove town centre lies less than three miles away, providing a wide selection of shops, restaurants, cafés, and supermarkets. Excellent transport links are available via the M5 and M42, ideal for commuting further afield.

Details:

Entrance Hall

Lounge 16'9" x 10'2" (5.1m x 3.1m)

Ground Floor W/C 5'6" x 2'9" (1.68m x 0.84m)

Kitchen/Diner 15' x 15' (4.57m x 4.57m) both max

Dining Room/Study 10'9" x 9'8" (3.28m x 2.95m) both max

Garage 21'1" x 10'4" (6.43m x 3.15m)

First Floor Landing

Master Bedroom 10'1" x 13'4" (3.07m x 4.06m) to front of wardrobes

En-suite 6'8" x 3'10" (2.03m x 1.17m)

Bedroom Two 10'3" x 13' (3.12m x 3.96m) both max

Bedroom Three 10'3" x 10'4" (3.12m x 3.15m) both max

Bedroom Four 7'5" x 7' (2.26m x 2.13m)

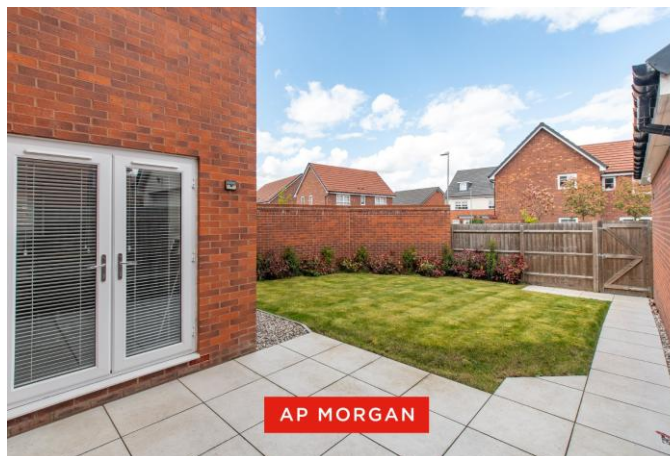
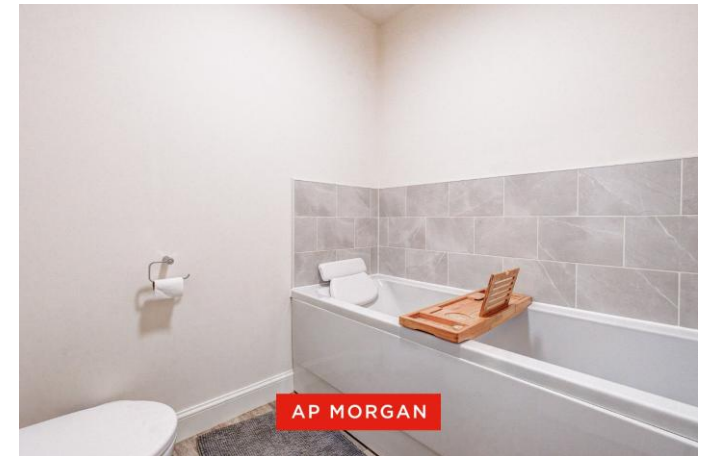
Family Bathroom 6'8" x 5'6" (2.03m x 1.68m)

EPC Rating: B

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

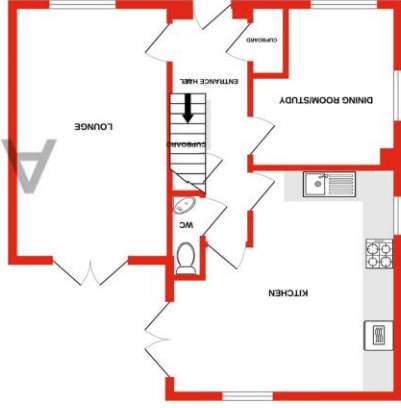
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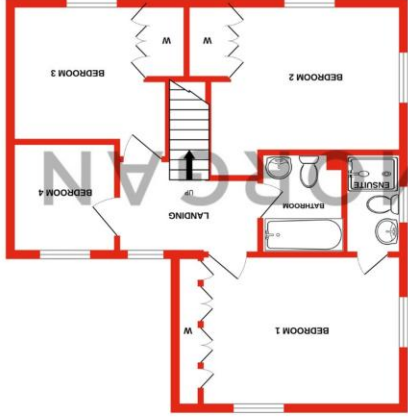
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GROUND FLOOR



1ST FLOOR



GARAGE LOCATION



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficacy can be given.
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