

**AP MORGAN**



**Mallow Drive, Woodland Grange, Bromsgrove**  
Offers Over £335,000

### Features:

- Offered with no onward chain
- Desirable cul-de-sac location in Woodland Grange
- Well-presented end-terraced house
- Three bedrooms & ground floor fourth bedroom/office
- Lounge & kitchen/diner
- Family bathroom & ground floor w/c
- Private rear garden & driveway for multiple cars
- Garden shed fitted with electrics & plumbing for utilities

### Description:

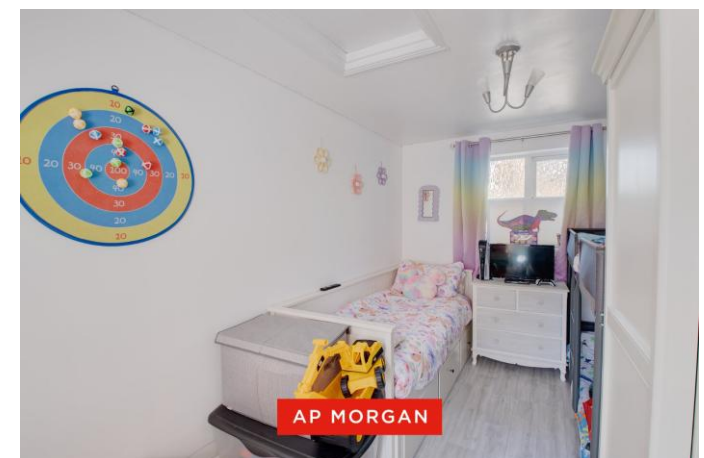
Situated in a desirable cul-de-sac within the sought-after residential development of Woodland Grange, Bromsgrove, is this neatly presented and extended four-bedroom family home, offering generous living accommodation, well-proportioned bedrooms, and off-road parking for multiple vehicles.

The property is approached via a shared tarmac driveway, providing ample off-road parking, along with side-gated access leading to the rear garden.

The ground floor accommodation comprises a welcoming entrance hallway, a spacious lounge featuring a large picture half-bay window allowing for plenty of natural light, and a well-appointed kitchen/diner fitted with a range of integral appliances including a sink, gas hob with convection oven, and a 70/30 fridge/freezer. The kitchen/diner also offers space and plumbing for additional freestanding appliances, access to a useful ground floor WC, and glazed French doors opening out to the rear garden. Completing the ground floor is a versatile second bedroom or home office, a generous double room benefitting from a bay window and additional rear access.

To the first floor, the landing leads to the principal bedroom, a spacious double with fitted wardrobes, alongside a further well-proportioned single bedroom and an additional comfortable fourth bedroom. The family bathroom is fitted with a bath and shower over, wash basin, and WC.

Externally, the rear garden has been thoughtfully arranged with an initial raised decking area, ideal for outdoor seating



and entertaining, with steps leading down to a low-maintenance artificial lawn. The garden is enclosed by fenced boundaries and also benefits from access to three sheds, two of which are equipped with plumbing and electrics, offering excellent additional utility or storage space.

Woodland Grange is a popular residential development situated within easy reach of Bromsgrove Town Centre, which offers a small retail park, leisure centre, David Lloyd Gym, Bromsgrove Golf Course, a range of eateries, supermarkets, medical facilities, a health centre, library and professional services. The area also provides easy access to the national motorway network for commuting to the West Midlands conurbation via the M5 and M42 junctions.

**Details:**

**Entrance Hall**

**Lounge** 4.88 x 3.3

**Kitchen/Diner** 3.66 x 4.22 Max

**Bedroom Two/Office** 5.03 x 2.74

**Ground Floor W/C** 2.50 x 1.55 Max

**First Floor Landing**

**Bedroom One** 3.05 x 4.27 Max incl wardrobe

**Bedroom Three** 3.45 x 2.34 Max

**Bedroom Four** 2.67 x 2.16

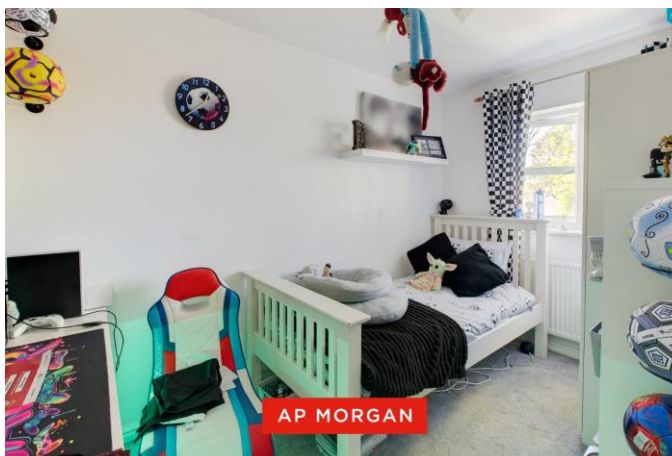
**Bathroom** 1.7 x 2.06

**EPC Rating:** C

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

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



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

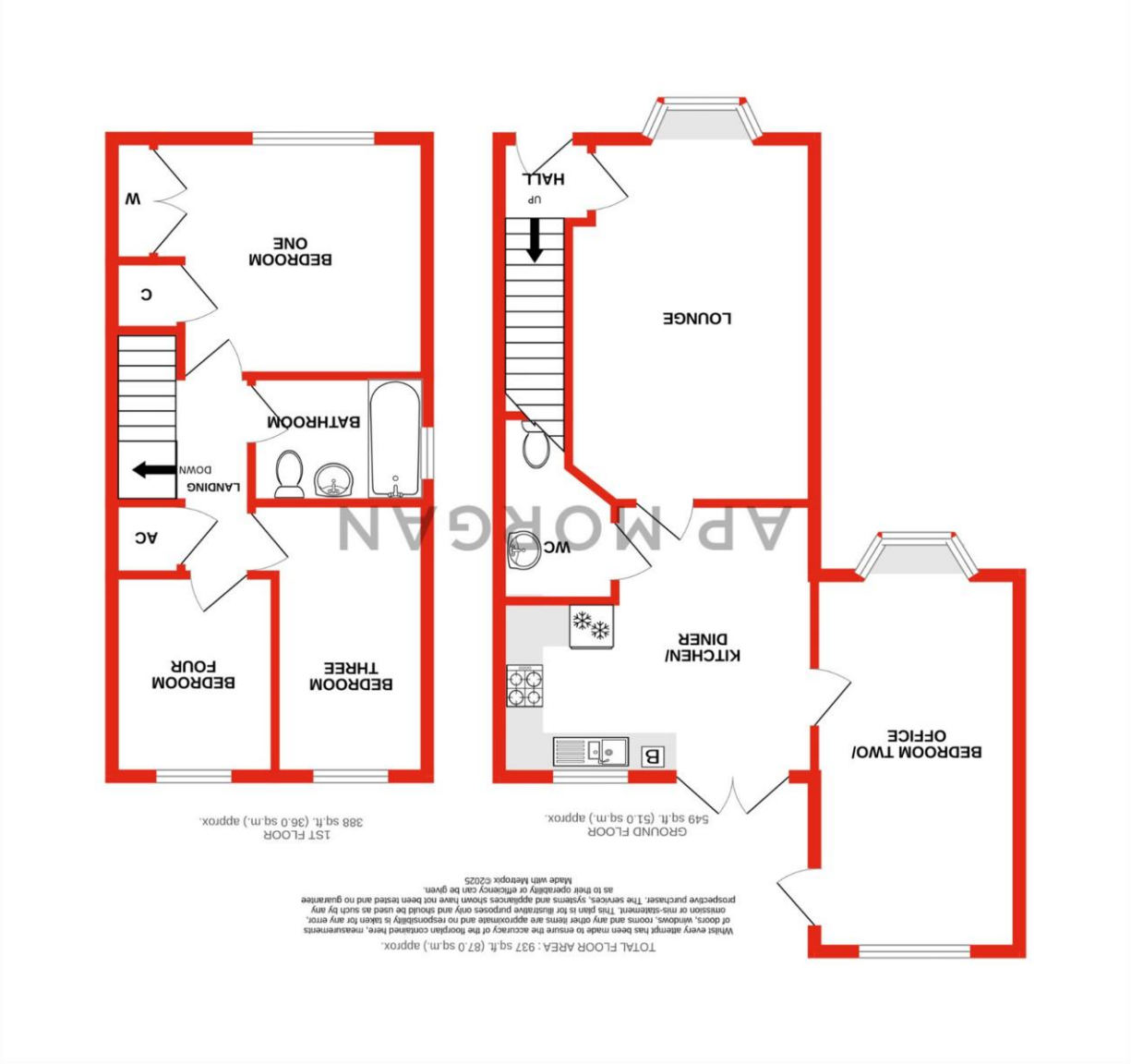
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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