

AP MORGAN



Mallow Drive, Bromsgrove, Worcestershire
Offers Over £325,000

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:

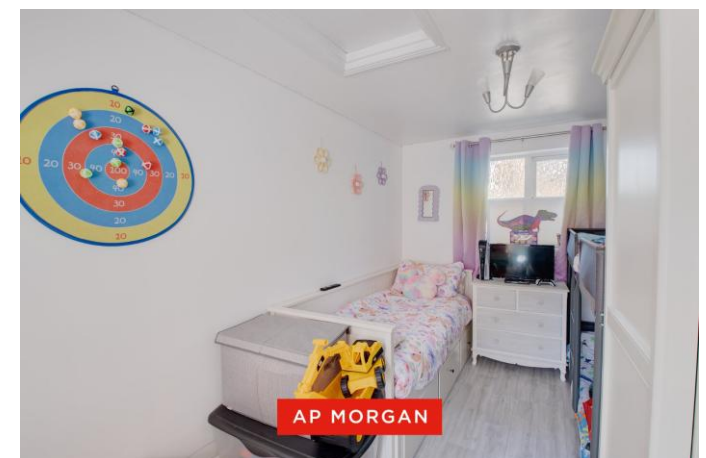
Situated in a desirable cul-de-sac within the sought-after residential development of Woodland Grange, Bromsgrove, is this neatly presented and extended four-bedroom family home, offering generous living accommodation, well-proportioned bedrooms, and off-road parking for multiple vehicles.

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).



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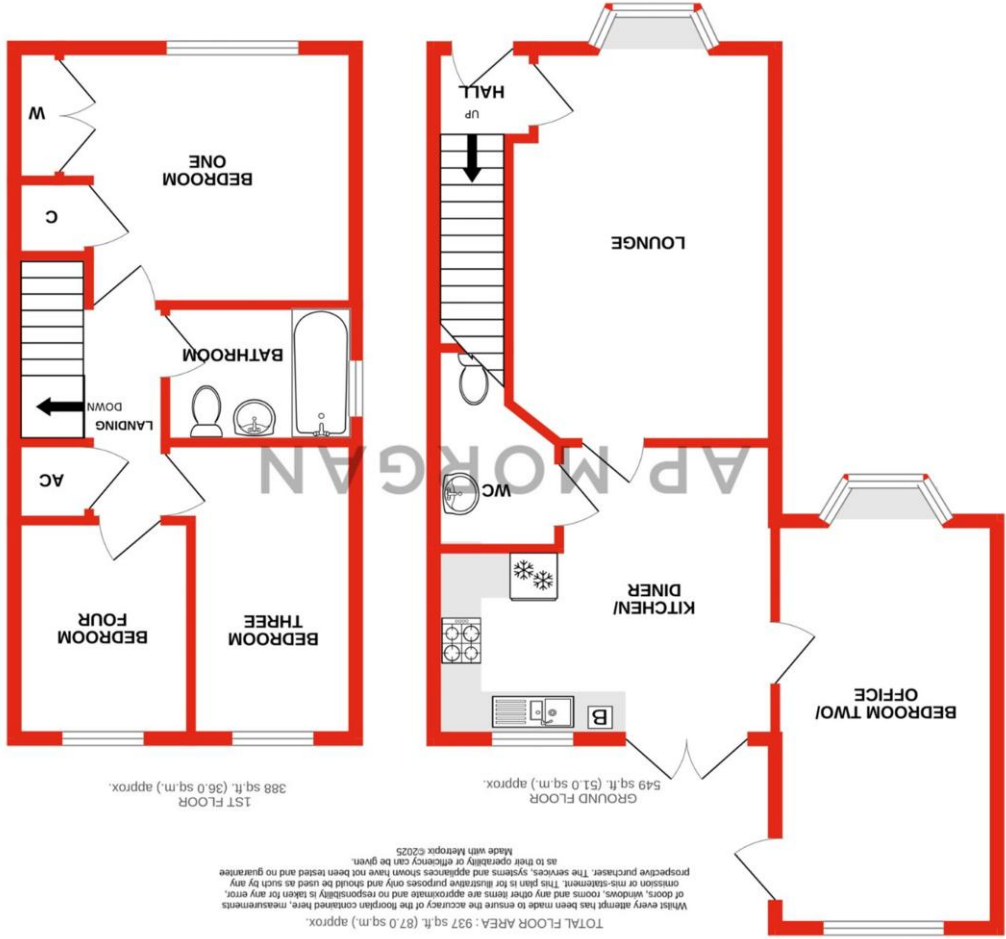
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