

**AP MORGAN**



**Royal Worcester Crescent, Bromsgrove,**  
Offers in the region of £550,000

**Features:**

- Impressive five bedroom detached family home
- Substantial & modern rear family room extension
- Lounge & open plan kitchen/dining room
- Home office, utility room & ground floor w/c
- Modern family bathroom & two en-suites
- Landscaped rear garden
- Driveway for multiple cars & garage store
- Desirable location of the Oakalls

**Description:**

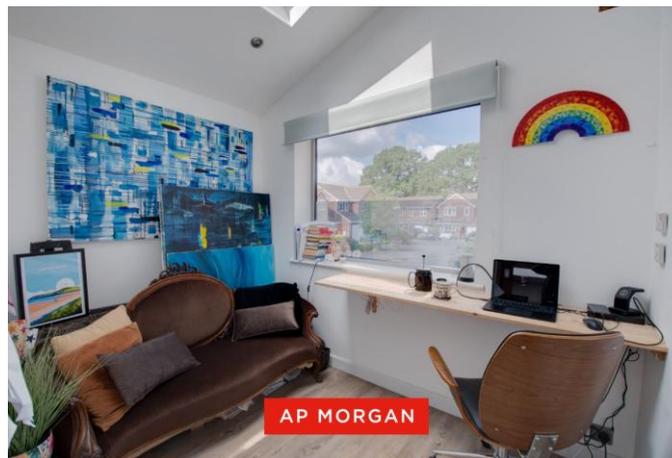
Situated on the highly desirable Oakalls development in Bromsgrove, occupying a generous corner plot, is this superbly extended five-bedroom detached family home. This impressive property boasts a substantial wrap-around rear extension, creating a bright and flexible open-plan layout ideal for modern family living and entertaining.

The property is approached via a large driveway providing ample parking and access to the garage store area via an up-and-over door. A side gate offers access to the rear garden.

Once inside, the well-presented and spacious interior briefly comprises: an inviting entrance hallway with access to the guest WC and stairs rising to the first floor; a generous main lounge with front-facing bay window; an open-plan kitchen/dining room and a fantastic open plan sitting/family room forming the heart of the home, offering an expansive and versatile living space. This area is enhanced by dual aspect bi-fold doors, flooding the room with natural light, and provides direct access to both the rear garden and the separate home office—perfect for remote working or homework space. A separate utility room is also accessed off the kitchen, with further internal access to the garage store.

To the first floor, the layout continues to impress with five well-proportioned bedrooms. The principal bedroom benefits from a dressing area with fitted wardrobes and a private en-suite shower room, while bedroom three also enjoys access to a Jack-and-Jill en-suite shared with bedroom two. A modern family bathroom completes the accommodation, featuring a contemporary suite including a stylish freestanding bathtub.

Moving outside, the rear garden has been thoughtfully landscaped to offer a split-level design. An initial paved seating to a lawn, with a further raised patio ideal for outdoor dining or entertaining, all set within walled boundaries and with a side gate leading to the frontage.



The property occupies a fantastic position within this popular and well-established development, close to Bromsgrove town centre and its array of amenities. Excellent schooling options are available nearby, including both state and private schools, and there is easy access to transport links via the M5 and M42 motorways, making this an ideal location for families and commuters alike.

**Details:**

**Entrance Hall**

**W/C**

**Lounge 5.55 x 3.10** Max into bay

**Kitchen/Dining/Family Room 3.12 x 8.76**

**Utility Room 1.87 x 3.74** Both max

**Garage Store 2.83 x 2.59**

**Sitting/Family Room 6.76 x 6.44** Both max

**Home Office 1.98 x 3.23**

**First Floor Landing**

**Master Bedroom 3.74 x 3.50**

**En-suite 1.73 x 1.98**

**Bedroom Two 3.12 x 3.56** Both max

**Bedroom Three 3.74 x 2.74** Both max

**Jack & Jill En-suite 2.30 x 1.61**

**Bedroom Four 3.12 x 2.99** Both max

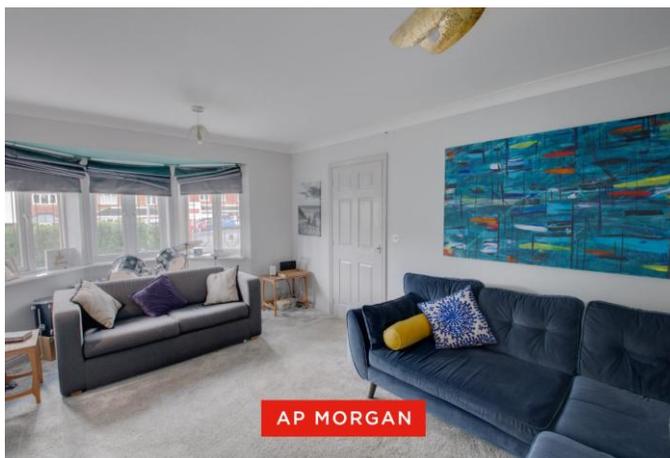
**Bedroom Five 3.12 x 2.07**

**EPC Rating: C**

**Council Tax Band: F** (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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### 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)

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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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Plan produced using Planipr

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