

**AP MORGAN**



**Appletrees Crescent, Bromsgrove,**  
Offers in the region of £450,000

**Features:**

- Well-presented detached family home
- Four spacious bedrooms
- Two reception rooms
- Open plan kitchen/dining room
- Utility & ground floor shower room
- Family bathroom & en-suite to master
- Good-sized rear garden
- Garage & large block paved driveway for up to 6 cars

**Description:**

\*\*\*Guide price £450,000 -£460,000\*\*\*

Situated on the sought-after Woodland Grange development in Bromsgrove is this well-presented four-bedroom detached family home.

The attractive property is approached via a large block-paved frontage offering parking for up to six cars, an EV charge point, access to the garage via an up-and-over door, and an open canopy porch over the front entrance. The garage is fitted with power sockets and lighting, providing excellent additional storage or workspace options.

Once inside, the welcoming interior briefly comprises an entrance hall with stairs rising to the first-floor landing, a ground-floor shower room, and a front reception room with a feature bay window to the front aspect. To the rear is a spacious lounge with a feature fireplace and double-glazed sliding doors opening out to the garden. The stylish open-plan kitchen/dining room offers a range of fitted wall and base units, an integral oven, gas hob, fridge/freezer, and a separate utility room for laundry appliances.

Upstairs, the first-floor landing has doors leading to the master bedroom with built-in wardrobe storage and access to a modern en-suite shower room, double bedrooms two and three, a generous bedroom four, and a three-piece family bathroom suite with a shower over the bath.

Outside to the rear, the beautifully landscaped garden features a paved seating area, a central lawn bordered by



stone chippings and mature planted borders, a timber-framed gazebo to the rear, and side access to the frontage.

The property is situated in a prime location, popular for its proximity to Bromsgrove town centre, which offers a variety of shops, leisure facilities, eateries, and a post office. It also benefits from excellent transport links to both the M42 and M5 motorway junctions and a choice of highly regarded private and state schools in the local area.

**Details:**

**Entrance Hall**

**Lounge** 5.10 x 3.45

**Reception Room** 3.28 x 3.45 Max into bay

**Kitchen/Dining Room** 2.85 x 4.56

**Utility Room** 1.48 x 1.65

**Shower Room** 1.58 x 1.720

**Garage** 5.07 x 2.57

**First Floor Landing**

**Master Bedroom** 4.62 x 3.45 Max incl wardrobes

**En-suite** 2.25 x 1.95

**Bedroom Two** 3.21 x 3.44

**Bedroom Three** 3.61 x 2.61

**Bedroom Four** 2.84 x 2.58

**Family Bathroom** 1.88 x 2.03

**EPC Rating:** D

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

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



## 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.

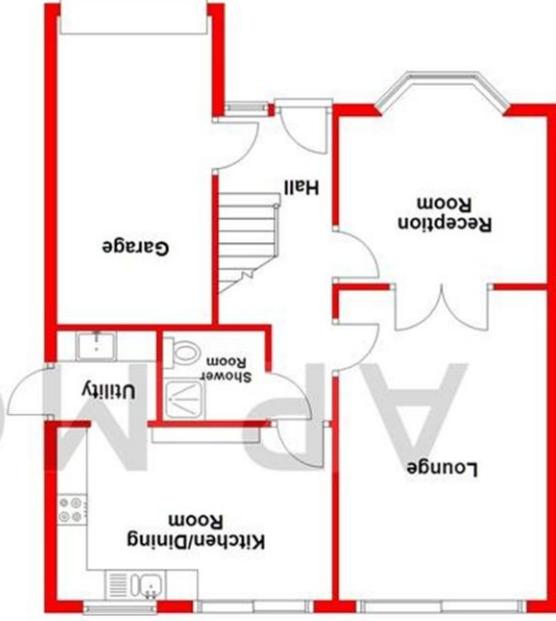
### Need a solicitor?

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.

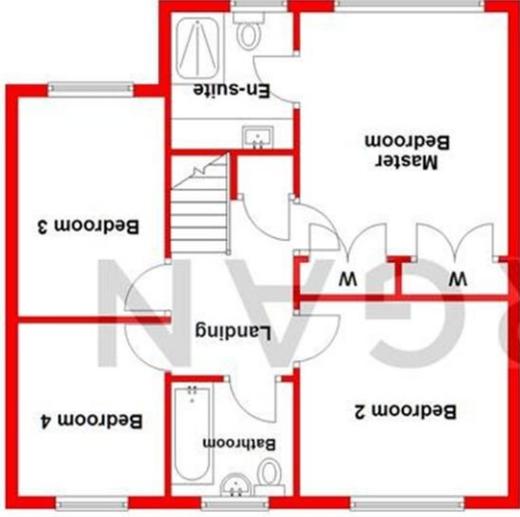
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Ground Floor  
Approx. 742.5 sq. feet



First Floor  
Approx. 664.9 sq. feet



Total area: approx. 1407.4 sq. feet

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, omission 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 efficiency can be given. Plan produced using Planip.

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