

AP MORGAN



Papworth Drive, Lea Park, Bromsgrove
Offers in the region of £450,000

Features:

- Available with no onward chain
- Detached family home
- Four bedrooms
- Desirable location of Lea Park
- Lounge, dining room & sun room
- Fitted kitchen, utility & ground floor w/c
- Family bathroom & en-suite to master
- Landscaped rear garden, driveway and garage

Description:

Available with no onward chain, this well presented four bedroom detached family home occupies a corner position on a private driveway within the well-regarded residential area of Lea Park, Bromsgrove.

The property is approached via a block paved driveway with a well-maintained fore-garden, established shrubbery, and a garage accessed via a remote operated roller shutter door. An enclosed porch leads to the front door.

The ground floor briefly comprises an entrance hall with a store cupboard, a lounge with a feature gas fireplace opening through to a separate dining room, which in turn leads to a solid roof sun room overlooking the rear garden. The kitchen sits alongside the dining room with access through to a separate utility room and a ground floor WC.

To the first floor, the landing serves four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and an en-suite shower room, bedroom four is fitted with units and has previously been used as a home office, and an airing cupboard is also accessible from the landing. A modern three piece family bathroom suite completes the first floor.

Outside, the south-westerly facing rear garden is landscaped and mainly laid to paving with well-stocked planted beds, mature trees and a mix of timber fenced and walled boundaries.

Lea Park is a highly regarded residential area situated approximately one mile north of Bromsgrove town centre,



within walking distance of a convenience store, butchers and local bus routes. Public footpaths from the area open out into the surrounding countryside, and the location is well served by both state and independent schooling. For commuters, Junction 4 of the M5 provides straightforward access into Birmingham and the wider motorway network.

Details:

Porch 1.02 x 1.42

Hall

Lounge 4.08 x 4.05 Max

Dining Room 2.80 x 2.43

Sun Room 2.75 x 2.50

Kitchen 2.80 x 3.67

Utility Room 1.55 x 1.51

W/C 1.15 x 1.51

Garage 5.20 x 2.53

First Floor Landing

Master Bedroom 3.46 x 3.17 Max incl wardrobes

En-suite 1.55 x 1.73

Bedroom Two 3.49 x 3.08

Bedroom Three 2.46 x 4.24 Max

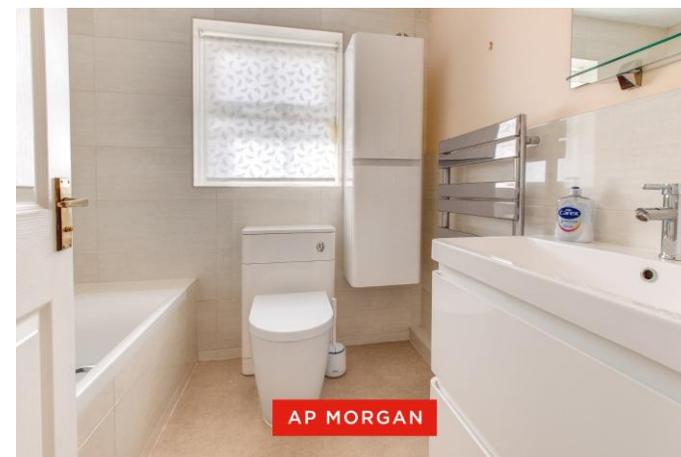
Bedroom Four 2.65 x 2.64 Max

Bathroom 1.89 x 2.08

EPC Rating: C

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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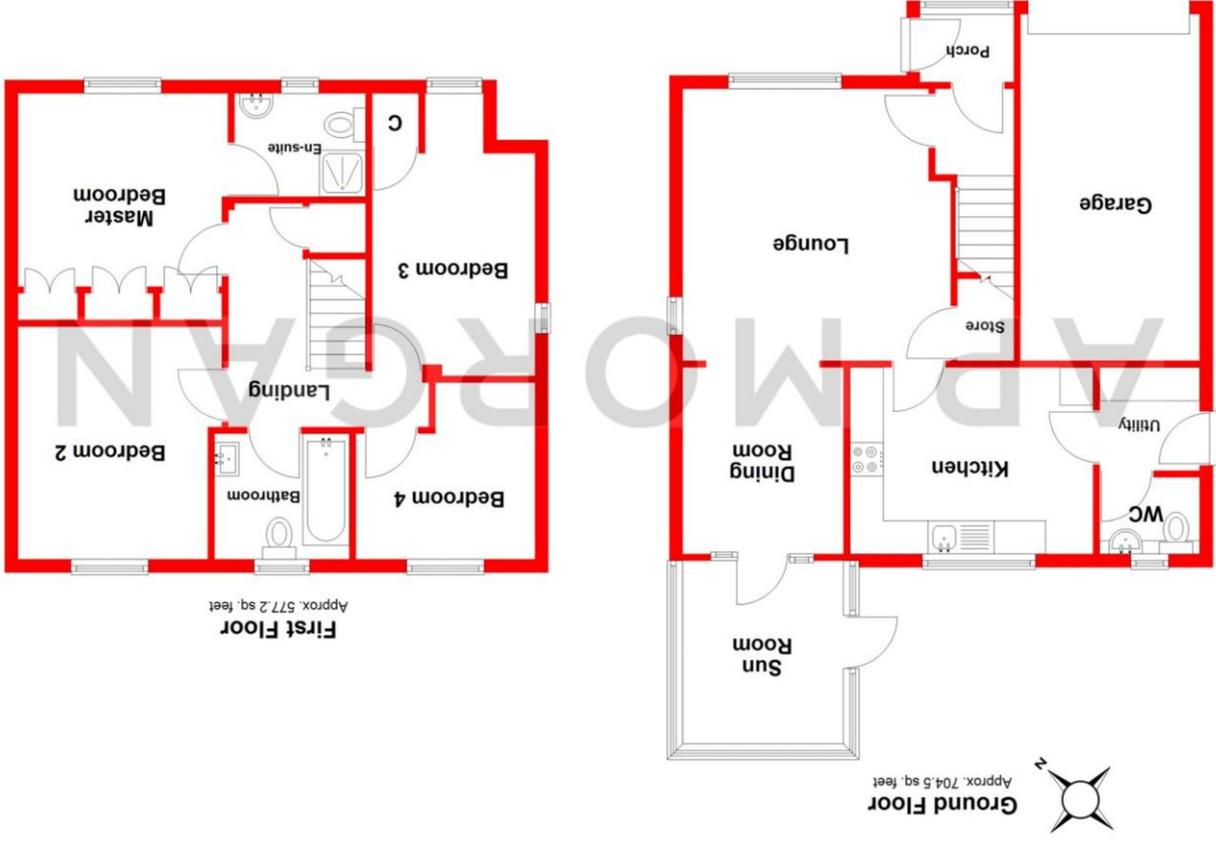
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