

AP MORGAN



Silverdale, Bromsgrove, Worcestershire
Asking Price £265,000

Features:

- Deceptively spacious home
- Three bedrooms with Juliet balcony to master
- Spacious lounge
- Stylish open plan kitchen/dining room
- Large conservatory
- Family shower room with walk in shower
- Driveway & beautifully re-landscaped rear garden
- Well-regarded cul-de-sac location

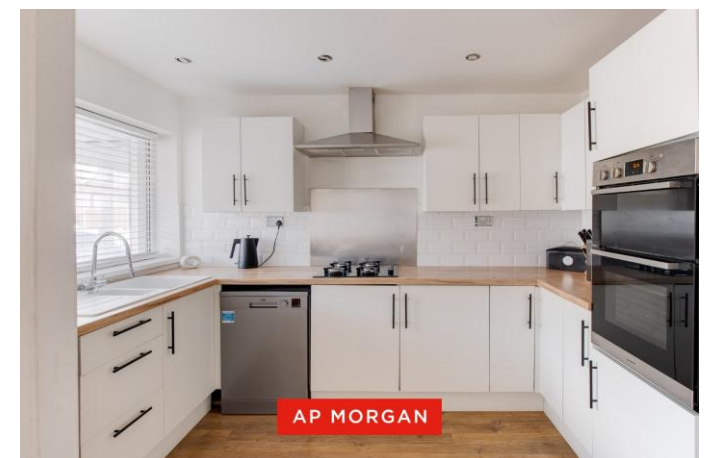
Description:

An excellent opportunity to purchase this beautifully-presented and deceptively spacious family home, situated within a popular cul-de-sac location, ideal for local schooling and road links into Bromsgrove town.

The property is approached via a low maintenance, impressed concrete driveway, leading to a generous enclosed porch with plumbing for a washing machine and space for a tumble dryer, with a door leading into the main living accommodation. The interior has been thoughtfully updated to create a modern open-plan layout, with walls removed to open up the kitchen and dining space. The contemporary kitchen now offers a range of fitted wall and base units, inset sink, gas hob, double oven, and space for a dishwasher. The welcoming and spacious lounge opens through to a generous conservatory with electric heater and French doors opening onto the rear garden.

Stairs rise to the first-floor landing with doors leading to an impressive principal bedroom featuring a Juliet balcony overlooking the rear garden, fitted wardrobe storage with downlighting, and a Velux skylight enhancing the natural light. There is a further double bedroom, a well-proportioned single bedroom, and a shower room with a walk-in enclosure.

Externally, the property boasts a beautifully landscaped and contemporary rear garden, designed for low maintenance and modern outdoor living. It features a combination of paved patio seating areas and an artificial lawn, complemented by stylish raised planted borders. A bespoke built-in bench provides a practical and attractive feature



within the garden, while a rear access gate leads through to an additional garden area offering useful sheds and further storage.

Further benefits include gas fired central heating, a hive smart heating thermostat, cavity insulation within the conservatory walls, an external power socket, and a metal store shed.

The property is well situated close to local schooling, including Meadow First School, and The Princess of Wales Community Hospital, while also being within easy reach of Bromsgrove town centre, offering a range of shops, amenities, leisure facilities, and excellent access to the M5 and M42 motorway network.

Details:

Porch/Utility Space 1.32 x 2.67

Kitchen/Dining Room 5.25 x 4.68 Both max

Lounge 3.76 x 4.32

Conservatory 3.15 x 4.75

First Floor Landing

Bedroom One 3.94 x 3.25 To front of wardrobes

Bedroom Two 2.67 x 3.10

Bedroom Three 2.36 x 2.03

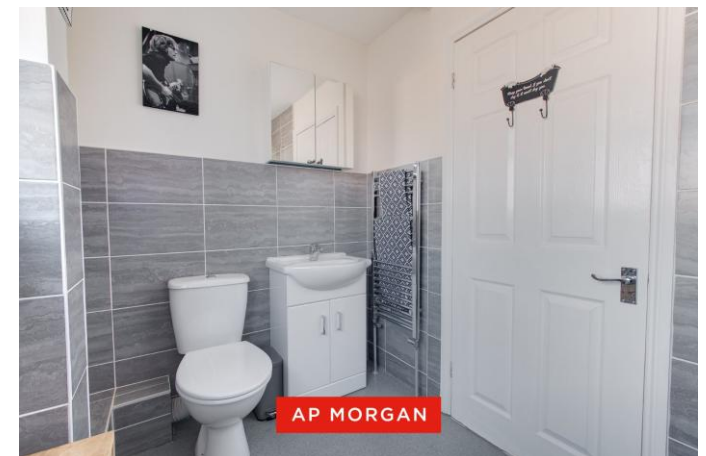
Family Shower Room 1.63 x 2.64

EPC Rating: D

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.



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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.

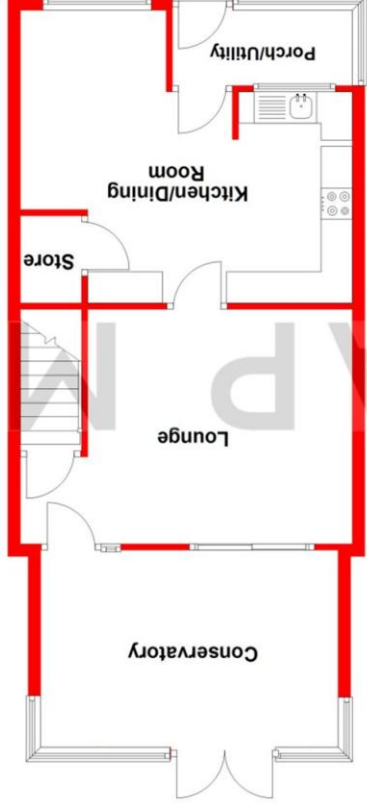
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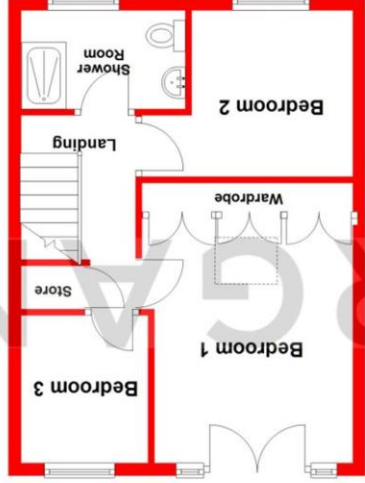
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Ground Floor
Approx. 652.6 sq. feet



First Floor
Approx. 412.9 sq. feet



Total area: approx. 1065.5 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 Planipz.

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