

AP MORGAN



Cope Wood Way, Bromsgrove, Worcestershire
Offers Over £385,000

Features:

- Immaculately presented semi-detached town house
- Detached garage & driveway for two cars at rear
- Three double bedrooms with en-suite to master
- Modern open plan kitchen/dining/family room
- Stylish fitted utility room
- Family bathroom & ground floor W/C
- Low maintenance South-Easterly facing garden
- Modern residential estate constructed by Barratt Homes

Description:

A stunning example of a modern three-bedroom semi-detached townhouse, offering generous accommodation arranged over three floors and occupying a prime corner position overlooking open green space to the front. The property forms part of the highly sought-after Norton Farm residential development in Bromsgrove.

Upon entering, you are greeted by an immaculate interior that briefly comprises: an entrance hall with cloaks cupboard; ground floor W/C; and an attractive utility room complete with integrated fridge/freezer, plumbing for a washing machine, and space for a tumble dryer. Completing the ground floor is a contemporary open-plan kitchen/dining/family room, featuring a recently fitted modern kitchen with a range of stylish wall and base units, quartz countertops, breakfast bar, inset sink with boiling water tap, and a selection of integrated appliances including an oven, gas hob with extractor hood, dishwasher, and under-counter fridge. The kitchen flows seamlessly into the dining and family area, creating an ideal space for entertaining, with large double-glazed French doors opening out to the rear garden.

Rising to the first floor, the landing gives access to the main lounge, which enjoys elevated views over the front green space, and the master bedroom complete with a modern en-suite shower room.

A further staircase rises to the second floor, where there is a modern family bathroom and two additional double bedrooms, both offering superb elevated views over the



open green to the front and the surrounding area to the rear.

Outside, the property benefits from a low-maintenance south-easterly rear garden, thoughtfully landscaped with timber-decked seating areas, a central patio, gravelled section, and raised planted beds, all enclosed by a mix of walled and fenced boundaries with a side access gate. To the rear, there is a private driveway with electric vehicle charging point and a detached garage.

The property enjoys an excellent location within the popular Norton Farm development, known for its convenient access to Bromsgrove town centre. A variety of local amenities are nearby, including leisure facilities, restaurants, shops, and pubs, together with excellent transport links via the M5 and M42 motorways.

Details:

Entrance Hall

Guest W/C

Utility Room 2.79 x 1.86

Open Plan Kitchen/Dining/Family Room 7.18 x 3.89 Both max

First Floor Landing

Master Bedroom 3.05 x 3.94

En-suite Shower Room 2.15 x 1.64

Lounge 3.63 x 3.94 Both max

Second Floor Landing

Bedroom Two 4.0 x 3.94 Both max

Bedroom Three 3.47 x 3.94 Both max

Family Bathroom 1.79 x 1.73



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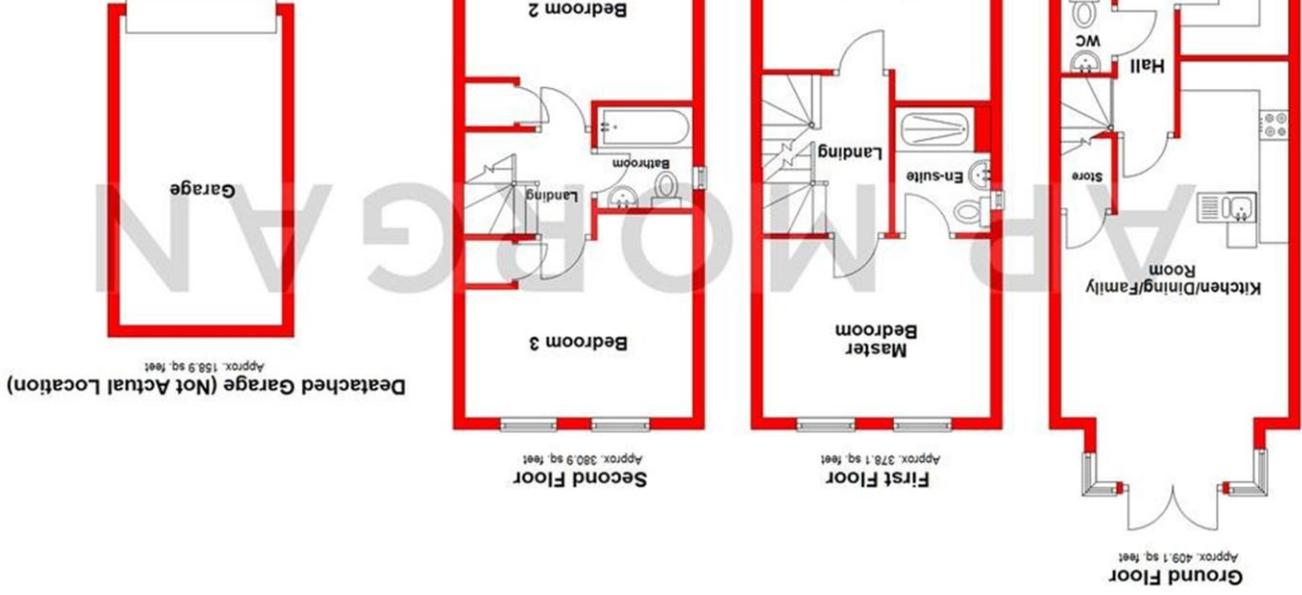
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Total area: approx. 1326.9 sq. feet

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Plan produced using Planip.

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