

AP MORGAN



**Mandeville Way, Bromsgrove**  
Asking Price £525,000

**Features:**

- Offered with no onward chain
- Substantial four/five bedroom detached family home
- Lounge, formal dining room & conservatory
- Stylish fitted kitchen/breakfast room & separate utility
- Large study/playroom with potential use as fifth bedroom
- Family shower room, en-suite & ground floor w/c
- Landscaped south facing rear garden
- Driveway, lawned fore-garden & block paved driveway

**Description:**

Available with no onward chain is this substantial four/five-bedroom detached family home, occupying a sought-after residential position within Lea Park, Bromsgrove.

Set back from the road, the property is approached via a large driveway providing ample off-road parking, bordered by a well-maintained lawned foregarden with established planted beds. Access is provided to the garage via a remote-operated roller shutter door, while an enclosed porch leads to the main front entrance.

Internally, the welcoming accommodation briefly comprises an entrance hallway with stairs rising to the first-floor landing and a guest W/C. There is a generous lounge featuring a focal fireplace and double doors opening into the formal dining room, which in turn leads to a conservatory enjoying pleasant views over the rear garden. A versatile home office/study, fitted with wardrobes, offers flexibility for use as a playroom or potential additional bedroom. Completing the ground floor is a stylish fitted kitchen/breakfast room, offering a range of wall and base units with integrated appliances, and access to a separate utility room with space for further appliances, a door into the garage, and an additional door opening onto the rear garden.

To the first floor, a central landing gives access to the principal bedroom with fitted wardrobes and an en-suite shower room, two further double bedrooms, a well-proportioned fourth bedroom, and a well-presented family shower room.

Outside, the property benefits from a generous south-facing landscaped rear garden, predominantly laid to lawn with mature shrubs and well-stocked planted beds. A paved patio seating area with water feature provides an ideal space for outdoor relaxation, while timber fencing encloses the garden, with a side access gate leading to the front.



Lea Park is a highly regarded residential location situated approximately one mile north of Bromsgrove town centre, within walking distance of a convenience store, butchers, local bus routes, and public footpaths opening out into surrounding countryside. The area is well served by both private and state schooling, with excellent commuter access to Birmingham via Junction 4 of the M5 motorway.

**Details:**

Porch

Entrance Hall

W/C

Lounge 4.95 x 3.76

Dining Room 3.85 x 3.05

Conservatory 2.78 x 3.05

Kitchen/Breakfast Room 2.80 x 5.23

Utility Room 2.34 x 1.78

Study/Playroom 5.35 x 2.28 Max incl wardrobes

Garage 5.64 x 2.55

First Floor Landing

Master Bedroom 4.16 x 3.76 Max

En-suite 1.65 x 2.75 Both max

Bedroom Two 4.41 x 3.30

Bedroom Three 2.85 x 3.30

Bedroom Four 2.93 x 2.75

Shower Room 1.86 x 2.14

**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.



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 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.wisermortgageladvice.co.uk](http://www.wisermortgageladvice.co.uk)

Property to sell?

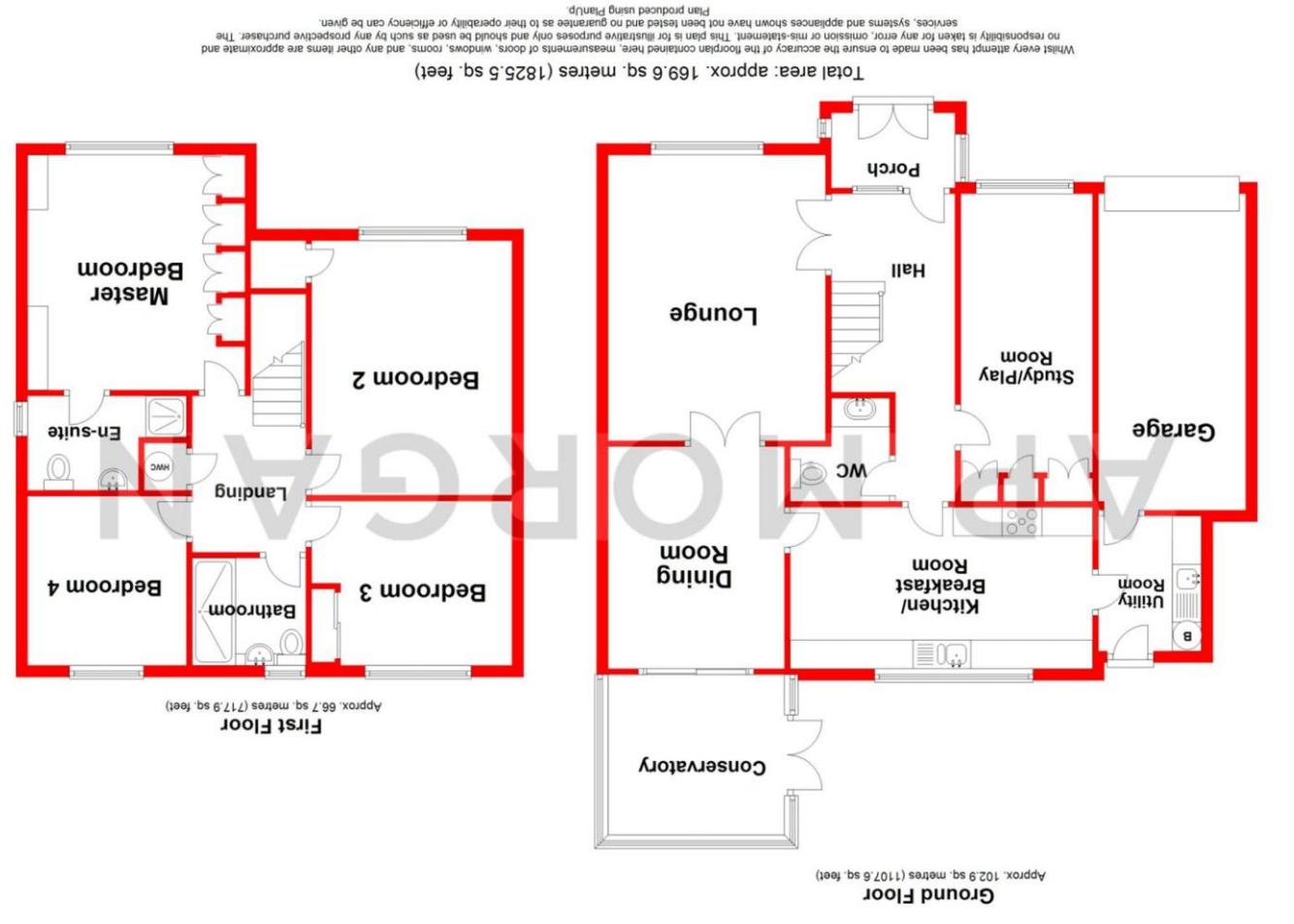
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property live, quickly. Just book a free valuation 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.

Identity Checks

Estates Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation with respect to these details. Equipment: AP Morgan has not tested the equipment heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Equipment: AP Morgan has not tested the equipment mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Laws: The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright in this material. No unauthorized copying or distribution without permission.