

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.



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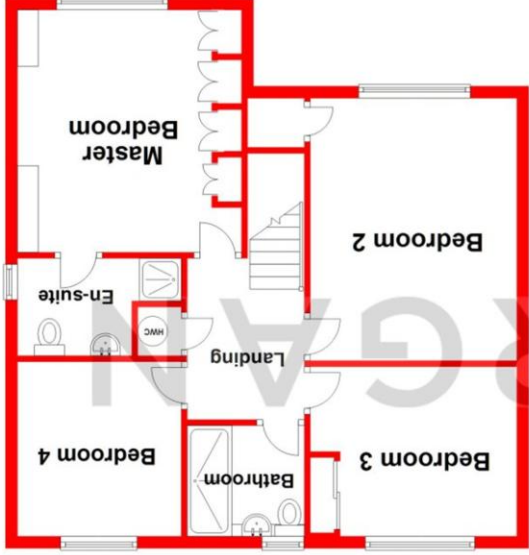
Ground Floor
Approx. 102.9 sq. metres (1107.6 sq. feet)



Total area: approx. 169.6 sq. metres (1825.5 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 Planlup.



First Floor
Approx. 66.7 sq. metres (717.9 sq. feet)

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