

**AP MORGAN**



**Birmingham Road, Marlbrook, Bromsgrove**  
Asking Price £475,000



### Features:

- Deceptively spacious five-bedroom semi-detached home
- Flexible accommodation arranged over three floors
- Versatile granny annexe to the rear
- Contemporary open-plan kitchen, dining and family room
- Block paved gated drive for multiple vehicles
- Modern family bathroom & three en-suites
- Enclosed rear garden
- Sought-after Marlbrook location close to amenities

### Description:

A superb example of a deceptively spacious five-bedroom semi-detached family home, offering versatile accommodation arranged over three floors and further enhanced by a self-contained granny annexe to the rear. This unique property occupies a highly regarded position within Marlbrook, Bromsgrove.

Set behind a gated and walled frontage, the property is approached via a block-paved driveway providing parking for multiple vehicles, with a modern composite front door leading inside.

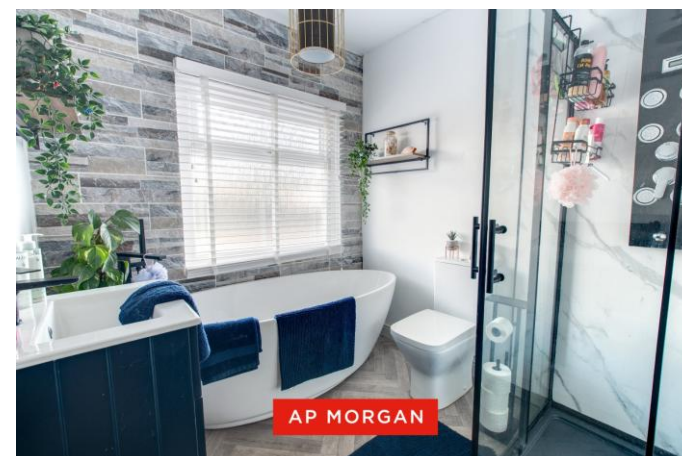
The well-appointed interior briefly comprises an entrance hallway with understairs storage cupboard and a front-facing lounge featuring a large bow bay window. The heart of the home is the impressive open-plan kitchen, dining and family room, creating an ideal space for modern family living and entertaining. The kitchen is fitted with a range of stylish units and integrated appliances including a five-ring electric hob, oven, microwave and dishwasher, while the family area benefits from a feature log burner.

A doorway from the kitchen leads to a versatile ground-floor double bedroom with en-suite shower room, which in turn provides access to the granny annexe. The annexe comprises a generous lounge with independent front access, a utility area, and a double bedroom with en-suite shower room, with doors opening out to the rear garden from both the lounge and bedroom — ideal for multigenerational living or independent accommodation.

To the first floor, the landing provides access to two double bedrooms, including a front-facing bedroom with a walk-in bow bay window, along with a contemporary family bathroom featuring a freestanding bathtub and separate shower enclosure. A further room off the landing offers useful space for a small study or storage area and houses the staircase rising to the second floor. The top floor is exclusively dedicated to the generous master bedroom, complete with its own en-suite bathroom.

Outside, the property enjoys an enclosed rear garden with a gravelled pathway leading to a lawn, complemented by a variety of seating areas, planted borders and timber-fenced boundaries.

Further benefits include gas-fired central heating, with a new boiler installed in November 2025 and still within warranty.





Situated in the highly regarded area of Marlbrook, to the north of Bromsgrove town centre, the property offers excellent access to a wide range of local amenities including shops, leisure facilities, medical services and well-regarded schools, notably Bromsgrove School. Bromsgrove town centre provides further attractions such as a leisure centre, David Lloyd Gym, Bromsgrove Golf Course, supermarkets and a variety of eateries, while the nearby Lickey Hills Country Park offers scenic walks and outdoor recreation. The location is also ideal for commuters, with convenient access to the M5 and M42 motorways, providing straightforward travel throughout the West Midlands and into Birmingham.

#### Details:

##### Entrance Hall

**Lounge** 4.45 x 3.78 Max into bay

**Kitchen/Dining/Family Room** 6.00 x 5.65 Both max

**Bedroom Four** 4.01 x 3.42 Both max

**En-suite** 2.07 x 1.75

**Annexe Lounge** 5.32 x 3.80 Both max

**Utility Room** 1.19 x 2.65

**Annexe Bedroom** 5.13 x 2.65 Both max

**Annexe En-suite** 1.69 x 1.71

##### First Floor Landing

**Bedroom Two** 3.79 x 3.46

**Bedroom Three** 4.43 x 3.49 Max into bay

**Bathroom** 2.37 x 2.09

##### Second Floor

**Master Bedroom** 4.25 x 5.44 Max

**En-suite** 2.31 x 1.63

**EPC Rating:** To be confirmed

**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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### Property to sell?

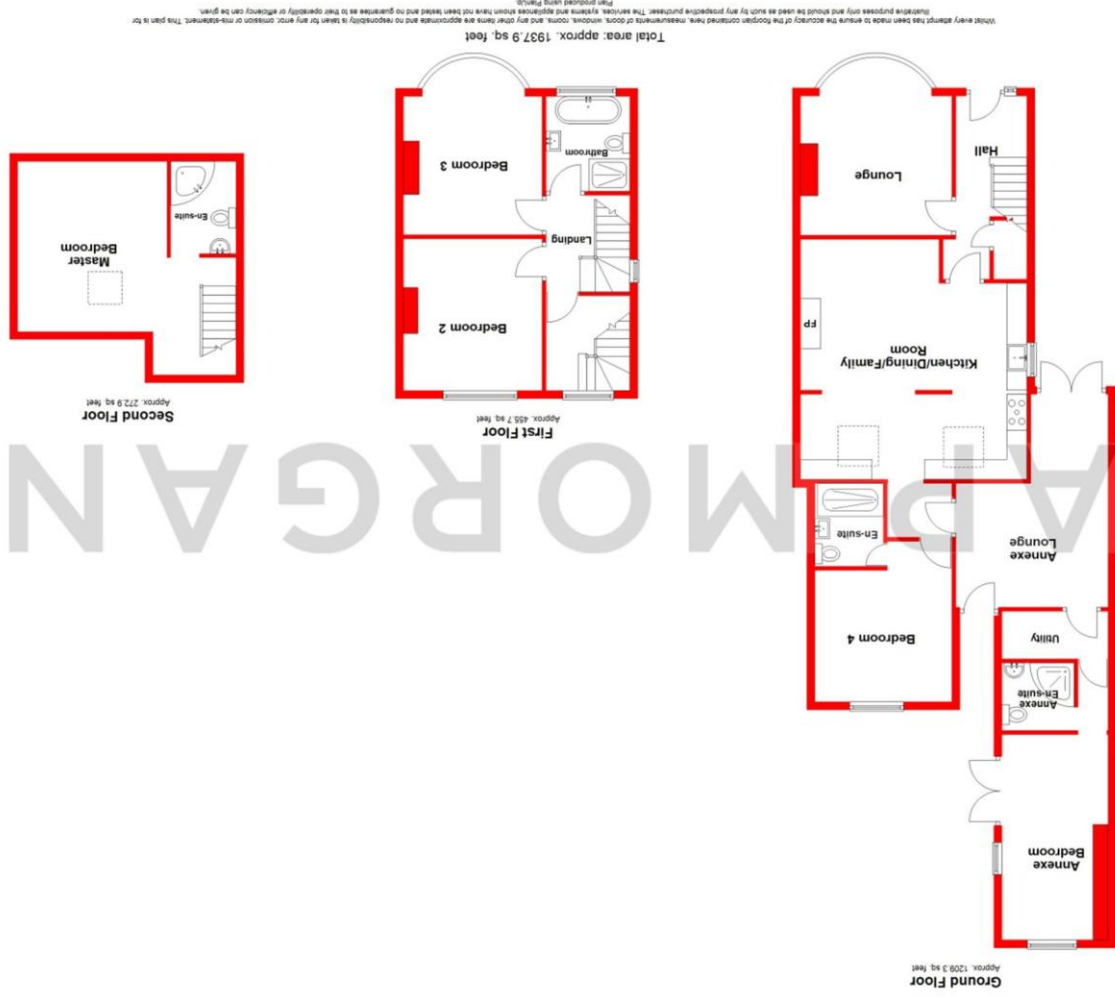
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