

**AP MORGAN**



**Warmstry Road, The Oakalls, Bromsgrove**  
Offers in excess of £500,000

### Features:

- Spacious double bay fronted detached family home
- Sought-after cul-de-sac location of The Oakalls
- Four double bedrooms two with en-suites
- Family bathroom & ground floor w/c
- Contemporary open plan kitchen/family & utility room
- Dual aspect lounge with feature log burner & formal dining room
- Private aspect rear garden
- Double garage & driveway to rear

### Description:

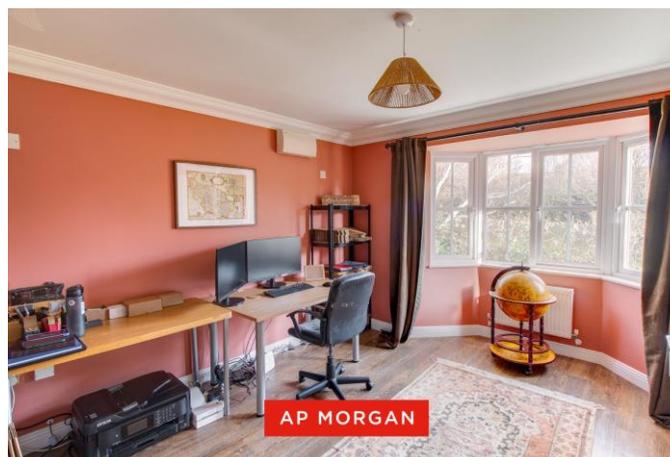
An attractive double fronted four bedroom detached family home, nestled in a private position overlooking open green space to the front, within the ever popular Oakalls development in Bromsgrove. Offering well proportioned accommodation throughout, the property also benefits from a double garage and driveway parking positioned to the rear.

The property is approached via a quiet cul-de-sac setting, with the double garage situated to the right hand side and accessed via a double width driveway with an electrically operated roller door. A private gate to the side provides access towards the frontage and rear garden, enjoying an outlook towards the neighbouring green.

A welcoming entrance hallway provides stairs rising to the first floor with useful storage beneath and doors leading off to the main ground floor accommodation. The spacious dual aspect sitting room features a bay window to the front elevation and French doors opening onto the rear garden, along with a log burning stove set beneath a timber mantle which creates a focal point to the room. The separate dining room also benefits from a bay window to the front and offers an ideal space for formal dining, entertaining or an additional reception room if required.

To the rear of the property is the heart of the home, a generous open plan kitchen/dining/family room creating a sociable and practical layout. The kitchen is fitted with a range of wall and base units complemented by a central island and stone worksurfaces over. There is an inset composite sink with instant hot water tap and a range of high specification integrated appliances including a double electric oven and grill, microwave, induction hob with extractor over, dishwasher and undercounter fridge, together with space for an American style fridge/freezer. The space extends into a dining and sitting area, enjoying French doors opening out onto the rear garden. Completing the ground floor is a separate utility room, continuing the range of units and providing space and plumbing for a washing machine and tumble dryer, an integral undercounter freezer and access to the rear garden, along with a ground floor guest WC fitted with a low level toilet and wash hand basin.

Rising upstairs, the first floor landing provides access to a useful storage cupboard, four double bedrooms and the family bathroom. The principal bedroom benefits from a side facing window and a dressing area with double wardrobes, leading through to an en-suite fitted with a wash hand basin, low level WC and shower cubicle. Bedroom two also enjoys fitted wardrobes, a front facing window and its own en-suite comprising a low level WC, wash hand basin and enclosed shower cubicle. Bedrooms three and four are both well proportioned doubles with fitted wardrobes, bedroom three overlooking the front and bedroom four enjoying a rear



aspect. The family bathroom is fitted with a bath, low level WC, wash hand basin and separate enclosed shower cubicle.

The landscaped rear garden comprises a paved patio area leading onto a turfed lawn with well stocked borders of mature plants and shrubs, creating a pleasant outdoor space. Further benefits include double glazing and gas central heating, and a personal door from the garden provides access into the double garage, which also benefits from a double glazed window to the rear together with wall and ceiling insulation.

Warmstry Road forms part of the ever popular Oakalls development, which remains one of Bromsgrove's most sought after residential addresses. The area is particularly well regarded for its excellent school catchment and convenient access to the motorway network, whilst Bromsgrove town centre lies just a short distance away offering a wide range of shops, supermarkets, restaurants, pubs and leisure facilities, making it an excellent location for families and professionals alike.

#### Details:

Entrance Hall

Guest W/C 1.69 x 1.22

Lounge 7.25 x 3.50 Max into bay

Dining Room 4.08 x 3.28 Max into bay

Kitchen/Family Bathroom 6.93 x 4.67 Both max

Utility Room 1.98 x 1.63

First Floor Landing

Master Bedroom 3.82 x 4.67 Min excl wardrobes

En-suite 1.59 x 2.29

Bedroom Two 2.98 x 3.30

En-suite 1.90 x 2.20 Both max

Bedroom Three 3.60 x 3.30

Bedroom Four 2.84 x 3.30

Family Bathroom 1.95 x 2.97 Both max

Double Garage 5.17 x 5.08

EPC Rating: To be confirmed

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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## 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 mortgage deal. They typically achieve mortgage offers much 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.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

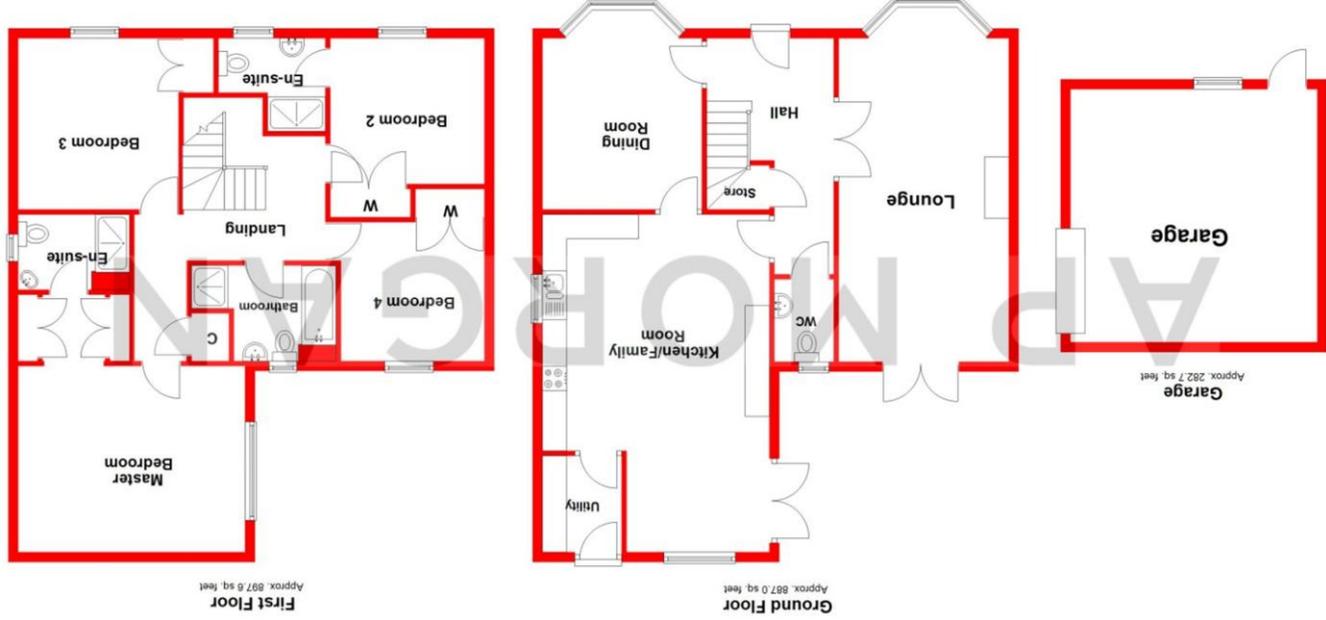
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

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### Identity Checks

Estate 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.



Total area: approx. 2067.3 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 omission or mis-statement. This plan is illustrative purpose 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.

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