

AP MORGAN



Marlgrove Court, Marlbrook, Bromsgrove
Asking Price £350,000

Features:

- Four bedroom semi-detached town house
- Spacious living laid across three floors
- Stylish open plan kitchen/dining room
- Lounge with Juliet balcony
- Large family bathroom, En-suite and ground floor W/C
- Driveway & enclosed rear garden
- Utility room and versatile store/gym space
- Desirable location of Marlbrook

Description:

A well-proportioned and attractively presented four-bedroom semi-detached home, set across three storeys and located within the popular village of Marlbrook, just on the outskirts of Bromsgrove. Offering flexible living accommodation, this family home benefits from a kitchen/dining space, separate utility, spacious lounge, en-suite to the principal bedroom, family bathroom, guest WC, enclosed rear garden, and a garage currently used for storage. The property is conveniently positioned for access to local schooling, shops, and everyday amenities.

To the front, a driveway provides off-road parking and leads to the front of garage/store area currently being utilised as a home gym.

Internally, the ground floor comprises an entrance hallway with access to a guest WC, a useful utility room with space and plumbing for white goods, and a kitchen/dining room. The kitchen is fitted with an oven, hob, and extractor, with additional space for further appliances, while the dining area sits alongside French doors opening onto the rear garden, creating a sociable and practical living space.

The first floor offers a landing with doors leading to a comfortable lounge, a further double bedroom (currently utilised as a home office), and the family bathroom.

On the second floor, the landing provides access to the principal bedroom, complete with fitted wardrobes and an en-suite shower room, alongside two further bedrooms and a useful storage cupboard.

Outside, the rear garden has been designed for ease of maintenance, featuring a paved patio area and lawn, all enclosed by a mix of wall and fenced boundaries.

Marlgrove Court sits within a cul-de-sac in the sought-after village of Marlbrook, offering a balance of semi-rural surroundings and



everyday convenience. The property is well placed for access to the A38 and wider motorway network, as well as Bromsgrove railway station for commuting. Local amenities are available within the village itself, with a wider selection found in Bromsgrove town centre. The nearby Lickey Hills Country Park provides excellent outdoor space for walking and recreation.

Details:

Entrance Hall

Kitchen/Dining Room 3.17 x 4.82

Guest W/C 2.20 x 0.89

Utility Room 1.92 x 2.78

Store/Gym 2.98 x 2.78

First Floor Landing

Lounge 3.24 x 4.82

Bedroom Two 3.05 x 2.70

Family Bathroom 1.69 x 2.69

Second Floor Landing

Master Bedroom 4.80 x 2.86 Max incl wardrobes

En-suite 2.76 x 1.87 Both max

Bedroom Three 3.23 x 2.88

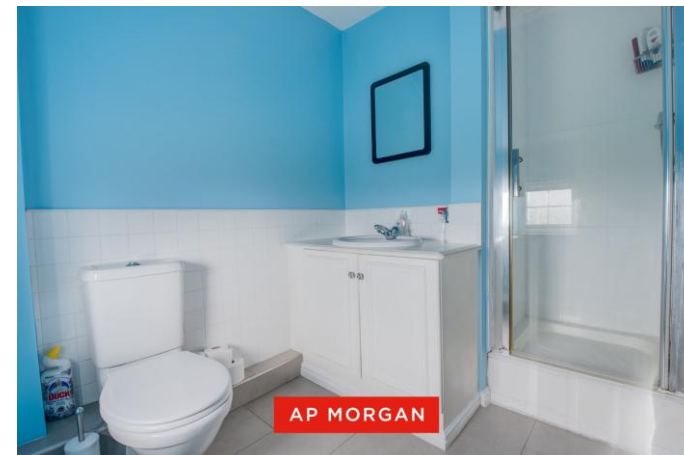
Bedroom Four 2.21 x 1.87

EPC Rating: C

Council Tax Band: D (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?

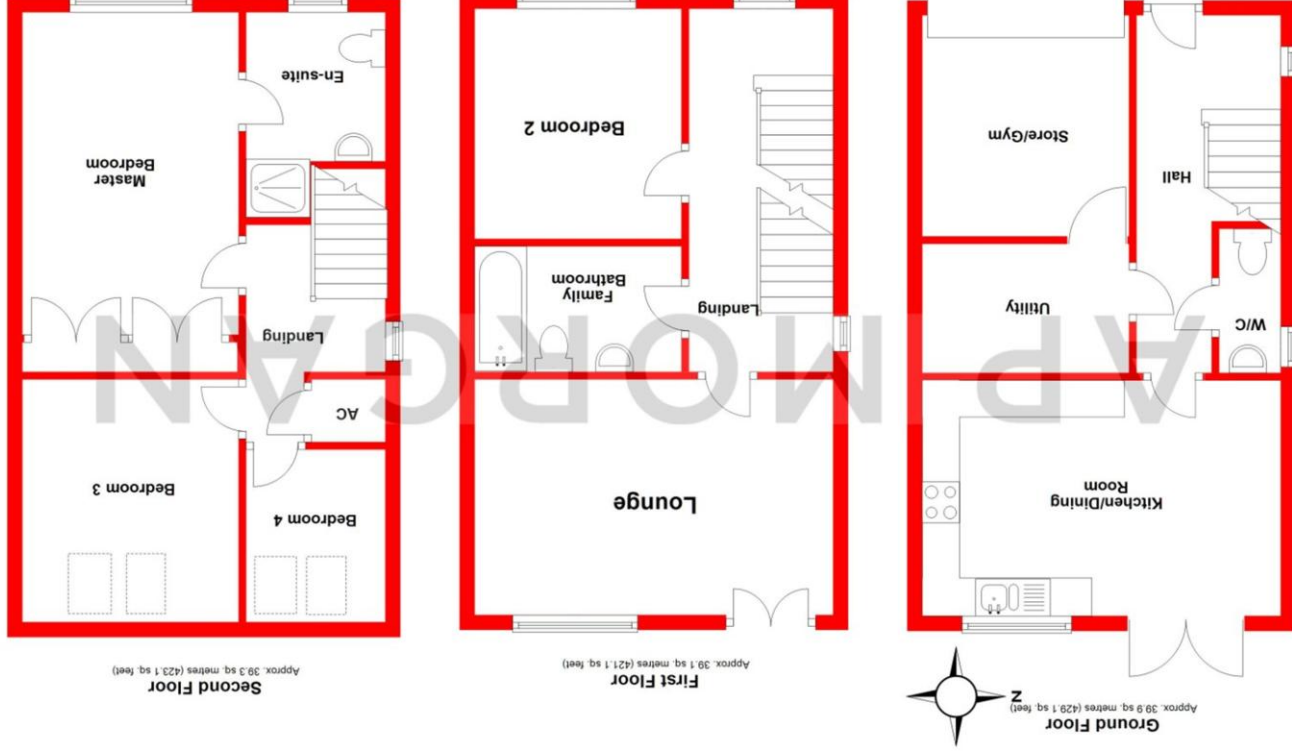
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 118.3 sq. metres (1273.3 sq. feet)

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Plan produced using Planlup.

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