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Marlgrave Court, Marlbrook, Bromsgrove
Asking Price £335,000

Features:

- Well-presented town house
- Four bedrooms
- Modern re-fitted kitchen/dining room
- Lounge with Juliet balcony
- Refitted family bathroom, En-suite and ground floor W/C
- Enclosed rear garden
- Driveway and integral garage
- Desirable location of Marlbrook

Description:

A well-presented four-bedroom townhouse arranged over three floors, ideally situated in the popular area of Marlbrook, Bromsgrove, offering excellent commuter links.

In brief, the property comprises an entrance hallway with an integral door to the garage, a downstairs W/C, and a stylish re-fitted open-plan kitchen/diner featuring decorative floor tiling, a range of sleek fitted units with integrated appliances, and sliding doors leading to the rear garden.

The first-floor landing provides access to a generous lounge with a feature fireplace and a Juliet-style balcony overlooking the rear garden, a double bedroom, and a modern re-fitted main bathroom with a shower over the bath. The second-floor landing leads to the master bedroom with built-in wardrobes and en suite shower room, a further double bedroom, and bedroom four.

Externally, the rear of the property enjoys an enclosed rear garden with an initial decking area leading to a lawn with planted borders, fenced boundaries, and a rear access gate. To the front, there is an additional garden space and a driveway providing off-road parking, with potential to extend for additional vehicles.

The property further benefits from power and lighting in the garage, scenic views from the master bedroom, new carpets, double glazing, and gas central heating throughout with a recently replaced boiler.

Situated in a convenient location in Marlbrook, the property offers easy access to major road networks and commuter



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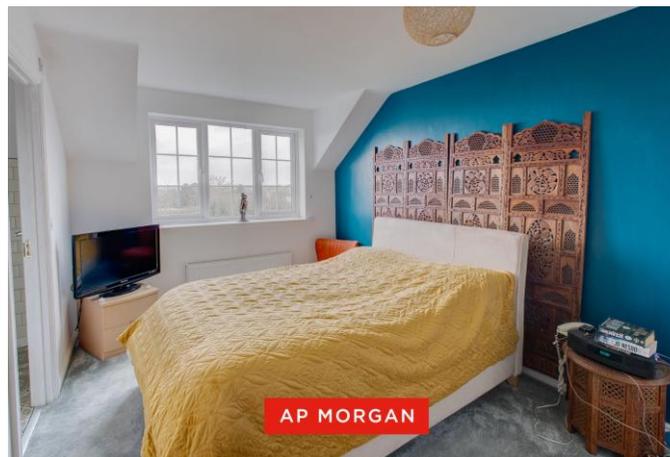
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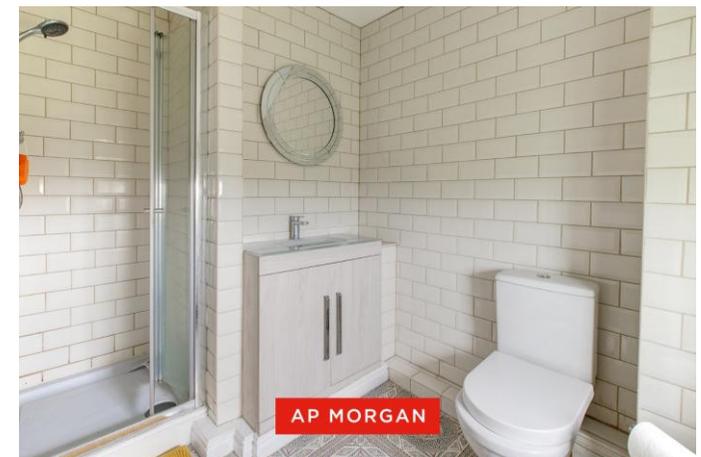
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links to Birmingham, Worcester, and further afield. It falls within the catchment area for Lickey Hills Primary School and is close to Lickey Hills Country Park, local convenience stores, and Bromsgrove town centre, which offers a range of further amenities.

Details:

Entrance Hallway

Integral Garage 15'6" x 8'9" (4.72m x 2.67m)

Kitchen/Diner 10'3" x 15'8" (3.12m x 4.78m)

Ground Floor w/c

First Floor Landing

Lounge 10'5" x 16' (3.18m x 4.88m)

Bedroom Two 10'10" x 8'8" (3.3m x 2.64m)

Bathroom 5'5" x 8'8" (1.65m x 2.64m)

Second Floor Landing

Master Bedroom 13'8" x 9'4" (4.17m x 2.84m)

En-suite

Bedroom Three 10'6" x 9'5" (3.2m x 2.87m)

Bedroom Four 7'4" x 6'1" (2.24m x 1.85m)

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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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

Property to sell?

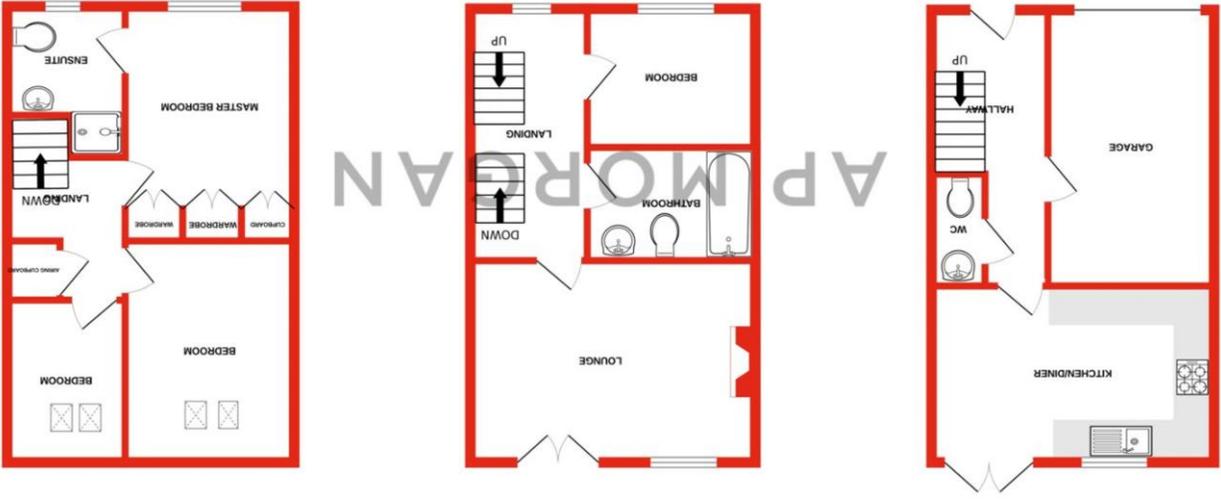
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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TOTAL FLOOR AREA : 1152sq.ft. (107.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items the appearance 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 efficacy can be given.
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