

**AP MORGAN**



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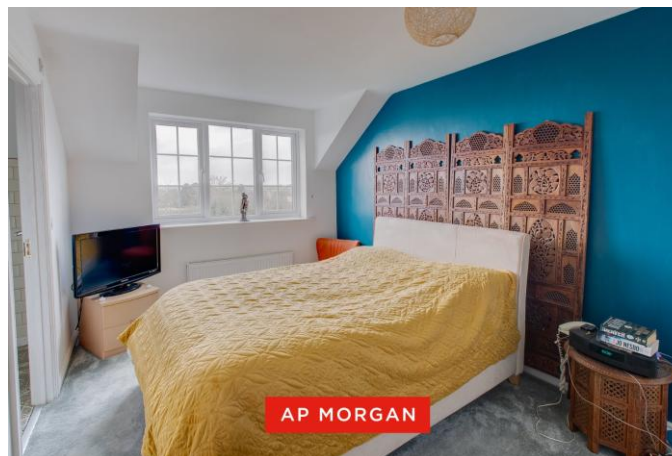
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links to Birmingham, Worcester, and further afield. It falls within the catchment area for Lickey Hills Primary School and is close to Lickey Hills Country Park, local convenience stores, and Bromsgrove town centre, which offers a range of further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



## 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?

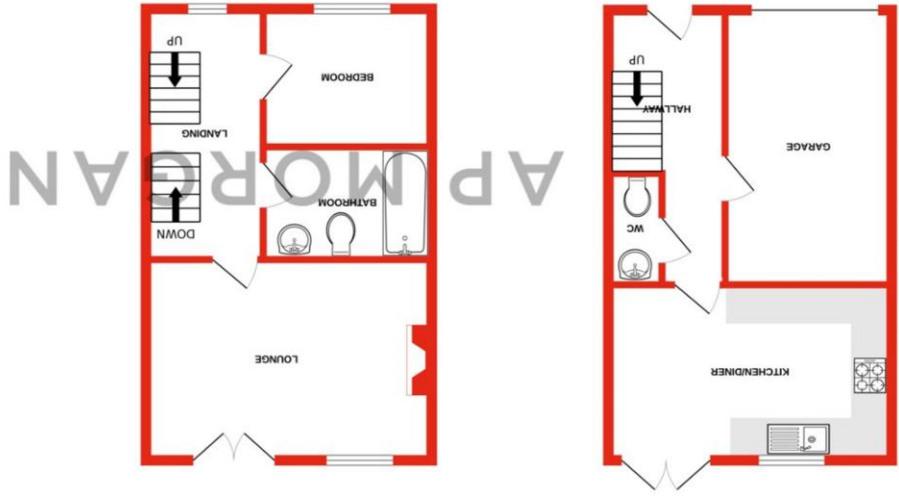
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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 £99 + 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.



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TOTAL FLOOR AREA : 1152sq.ft. (107.0 sq.m.) approx.

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