

**AP MORGAN**



**Patch Street, Norton Farm, Bromsgrove**  
Offers in the region of £475,000

**Features:**

- Beautifully presented four bedroom detached family home
- Sought after Norton Farm development
- Lounge & home study
- Spacious open plan kitchen/dining/family room with utility
- Modern re-fitted family bathroom, en-suite & ground floor w/c
- Private sunny aspect rear garden
- Driveway & garage for multiple cars
- Excellent schooling & access to major road links

**Description:**

A beautifully presented and generously proportioned four-bedroom detached family home, enjoying a private south-westerly facing garden and versatile modern living space ideal for growing families. Constructed in 2018, the property is located within the highly sought-after Norton Farm development in Bromsgrove.

The home is approached via a pathway bordered by neatly maintained lawns and established shrubs, with a driveway to the left providing off-road parking for multiple vehicles and access to the garage.

Internally, the well-appointed accommodation briefly comprises a welcoming entrance hall with doors leading to a ground floor guest WC and a useful home study. To the front, a spacious lounge enjoys a pleasant outlook and connects through to the impressive open-plan kitchen/dining/family room, which spans the full width of the property. This superb entertaining space features French doors opening onto the rear garden, allowing plenty of natural light to flood in.

The kitchen is fitted with a range of wall and base units incorporating integrated appliances, including a fridge/freezer, oven with hob and extractor hood over, and a dishwasher. A separate utility room provides space for laundry appliances and benefits from a side door giving direct access to the driveway.

Outside, the rear garden enjoys a sunny and private aspect. It is initially laid to a paved seating area, ideal for outdoor dining, leading onto a well-maintained lawn with established planted borders. A pathway runs along the garden with a rear access gate returning to the driveway.

Upstairs, the first floor landing provides access to a dual-aspect principal bedroom with a modern re-fitted en-suite shower room. There are three further double bedrooms and a contemporary family bathroom comprising a three-piece suite with shower over



the bath. All bedrooms benefit from built-in wardrobe storage, with an additional storage cupboard located off the landing.

The property is conveniently positioned for access to Bromsgrove town centre, offering a wide range of amenities including shops, supermarkets, restaurants, healthcare facilities and a modern leisure complex. There is also a good selection of schooling for all age groups nearby, together with excellent transport links and easy access to the M5 and M42 motorway network.

**Details:**

**Entrance Hall**

**Guest W/C** 1.65 x 0.83

**Lounge** 5.03 x 3.36

**Study** 2.15 x 2.26

**Dining/Family Room** 2.56 x 5.48

**Kitchen** 3.11 x 2.52

**Utility Room** 1.65 x 1.59

**Garage** 6.20 x 3.30

**First Floor Landing**

**Master Bedroom** 3.85 x 3.56 Max incl wardrobes

**Bedroom Two** 4.28 x 3.41 Max incl wardrobes

**Ensuite** 2.23 x 1.36

**Bedroom Three** 3.09 x 2.98 Max incl wardrobes

**Bedroom Four** 3.25 x 2.82 Max incl wardrobes

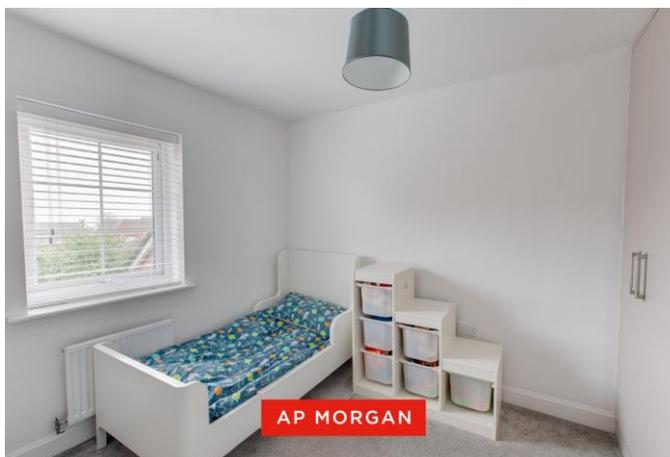
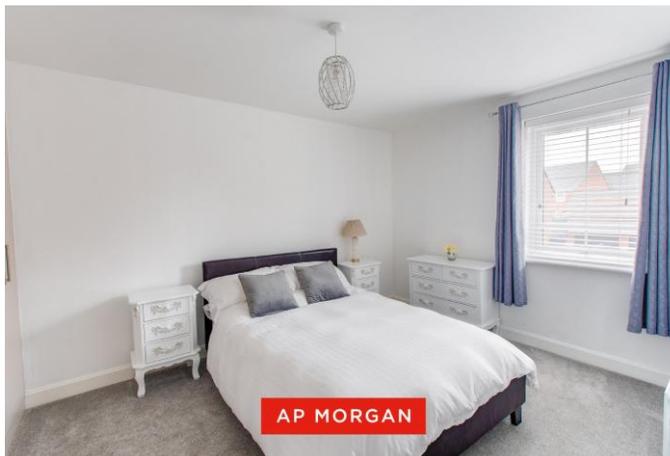
**Bathroom** 1.66 x 2.10

**EPC Rating:** B

**Council Tax Band:** E (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?

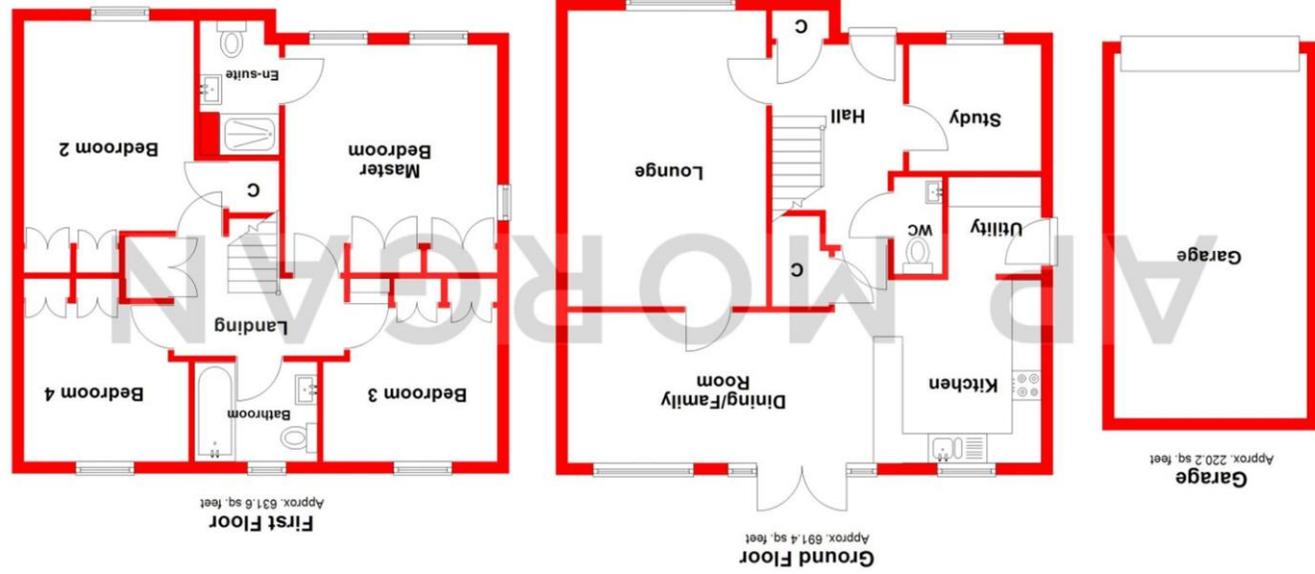
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £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. 1543.3 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 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 efficiency can be given.

Plan produced using PlanlP.

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