



**AP MORGAN**

**Miller Close, Stoke Heath, Bromsgrove**  
Offers in excess of £600,000

### Features:

- Unique individually built detached family home with extensive accommodation
- Constructed on a double sized plot offering over 2600 sq. ft
- Versatile living space with four reception rooms
- Spacious fitted kitchen/breakfast room
- Potential to convert extra large double garage into self-contained annexe
- Four double bedrooms with en-suite bathroom to master
- Large double sized corner plot with wrap around garden
- Block paved driveway for multiple cars
- Viewing is recommended to appreciate the scale of the property

### Description:

A unique, individually built detached family home set on a generous double-sized corner plot, offering over 2,600 sq. ft. of highly versatile living space. This self-build property provides a great balance of space and character, with four reception rooms, four double bedrooms, and exciting potential to create a self-contained annexe within the existing double garage (STPP).

#### Outside the front

The property occupies a prominent corner position with a thoughtfully landscaped frontage designed for ease of maintenance. A block paved driveway provides off-road parking for multiple vehicles, while a useful parcel store cupboard is positioned to the right-hand side of the house.

#### Ground floor layout

The accommodation opens into an inviting entrance hall featuring a stone floor with decorative mosaic detailing, setting the tone for the character within. The lounge is a standout space, centred around a large exposed brick inglenook fireplace with a high-spec wood burner inset, creating a warm and distinctive focal point. A separate dining room sits adjacent, ideal for formal entertaining.

To the rear, the spacious kitchen/breakfast room is well-appointed with a central island incorporating an induction hob and extractor, alongside a built-in Neff double oven and ample workspace. This area provides excellent day-to-day living space and connects conveniently to the rest of the home.

Further ground floor accommodation includes a versatile gym/study space, offering potential for a range of uses including a gym, study, utility or additional living area, a dedicated office or fifth bedroom, a WC, and internal access to the double garage. The garage itself benefits from power, natural light via windows above the door, and a mezzanine/play den with potential storage options. The size of this space offers excellent scope for conversion into a two-bedroom annexe, subject to relevant planning permission.

#### First floor layout

The first floor offers four well-proportioned double bedrooms arranged around a central landing. The master bedroom benefits from its own en-suite bathroom, while the remaining bedrooms are served by a generous



family bathroom. Additional storage is available via a part-boarded loft space with a pull-down ladder.

#### Outside to the rear

The wrap-around garden has been thoughtfully landscaped to create a low-maintenance yet highly usable outdoor space. It features a combination of artificial lawn areas, slate chippings, and designated seating and dining zones, ideal for entertaining. There is also a dedicated area suitable for a hot tub, outdoor power sockets, and a vehicle access gate to the side.

#### Location

Occupying a pleasant position in Stoke Heath, Bromsgrove, the property is well placed for a range of local amenities including nearby shops, supermarkets and a variety of retail outlets. The area is particularly popular for its well-regarded school catchments, making it an ideal choice for families. There is also excellent access to major road networks, providing convenient links to Bromsgrove town centre and further afield.

#### Details:

**Entrance Hall** 4.37 x 2.50 (14'4" x 8'2")

**Guest W/C** 1.29 x 3.00 (4'3" x 9'10")

**Office/Bedroom Five** 2.97 x 3.00 (9'9" x 9'10")

**Lounge** 7.00 x 3.73 (23'0" x 12'3") Min excl inglenook & bay window

**Dining Room** 3.26 x 3.73 (10'8" x 12'3")

**Kitchen/Breakfast Room** 4.93 x 5.60 (16'2" x 18'4")

**Gym/Study** 2.48 x 5.72 (8'2" x 18'9")

**Double Garage** 7.00 x 5.72 (23'0" x 18'9")

#### First Floor Landing

**Master Bedroom** 5.41 x 3.75 (17'9" x 12'4")

**En-suite Bathroom** 3.24 x 2.79 (10'8" x 9'2") Both max

**Bedroom Two** 4.55 x 3.24 (14'11" x 10'8")

**Bedroom Three** 4.80 x 3.24 (15'9" x 10'8") Both max

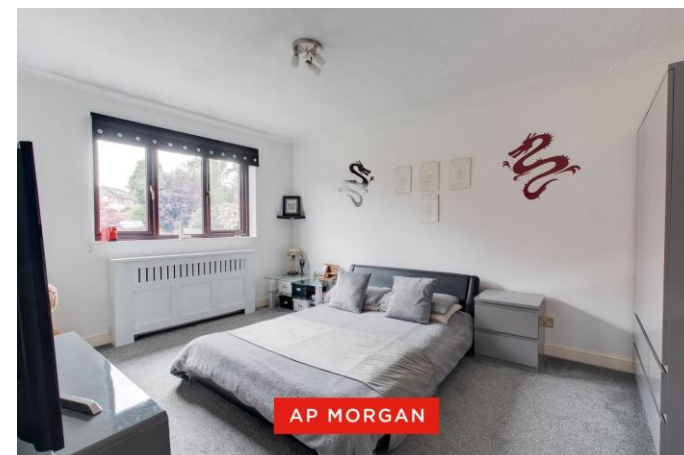
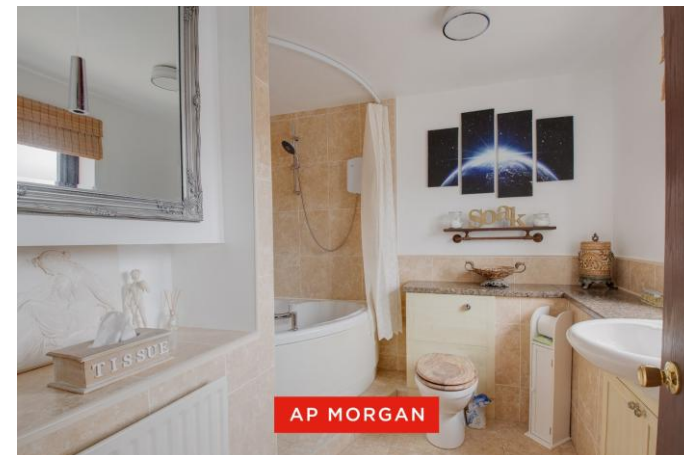
**Bedroom Four** 3.48 x 3.20 (11'5" x 10'6")

**Family Bathroom** 2.95 x 2.84 (9'8" x 9'4") Both max

**EPC Rating:** C

**Council Tax Band:** F (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).



## 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.

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