



AP MORGAN

Cedar Road, Bromsgrove, Worcestershire
Offers Over £375,000

Features:

- Contemporary semi-detached family home
- Constructed by Ashberry Homes to the Daphne design
- Three double bedrooms all with en-suites
- Versatile open plan kitchen/dining/lounge
- Principal bedroom suite occupying the entire second floor
- Family bathroom & ground floor cloakroom
- Driveway for multiple cars, large garage & enclosed rear garden
- Energy efficient home with solar panels

Description:

A beautifully designed three-bedroom semi-detached family home arranged over three floors, recently constructed by Ashberry Homes on a modern development in Bromsgrove. Built to The Daphne design, the property offers stylish and well-proportioned accommodation including open-plan living and three double bedrooms, all with en suites, creating a superb modern home ideally suited to first-time buyers, growing families or those seeking a contemporary, energy-efficient property.

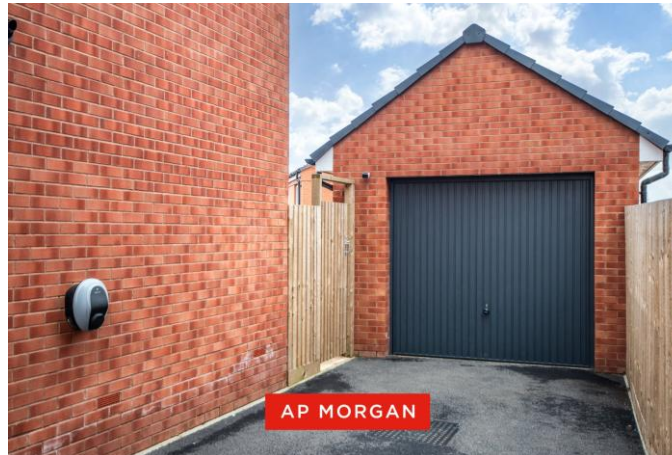
The property is set within an attractive modern development and benefits from a well-presented frontage with a pathway flanked by lawns and planted beds leading to the main entrance door. To the right-hand side is a generous driveway providing parking for multiple cars, complete with an electric vehicle charge point, which leads to a sizeable detached garage fitted with electrical sockets and lighting.

Moving inside, the accommodation begins with an entrance hallway featuring a convenient downstairs cloakroom and a handy understairs storage cupboard. The ground floor then opens into a spacious open-plan kitchen, dining and living area designed for modern living. The kitchen area is fitted with contemporary units and integrated appliances including an oven, hob and extractor, fridge/freezer, dishwasher and washer/dryer, while the living space enjoys French doors set within a bay window that open out to the rear garden, allowing plenty of natural light into the room.

Rising upstairs, the first-floor landing has doors radiating off to two well-proportioned double bedrooms, with bedroom two benefiting from its own dedicated en suite shower room, while bedroom three features a Jack and Jill style door opening into the modern family bathroom suite which can also be accessed from the main landing.

From the landing, additional stairs rise to the second floor which exclusively hosts the impressive principal bedroom suite, featuring a dressing area and a private en suite shower room, providing a spacious and secluded retreat away from the rest of the home.

To the rear of the property is an enclosed garden which can be accessed directly from the living area. The garden is laid out with an initial paved seating area leading onto a lawn, with timber fenced boundaries and a side access gate providing access to the driveway and garage.



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Additional benefits include fully owned solar panels, a Nest dual-zone controlled central heating system, and remaining NHBC warranty of approximately 9 years.

Situated on the edge of Bromsgrove, the property enjoys a convenient setting within easy reach of the town centre, which offers a variety of shops, cafés, restaurants and everyday amenities. The area is also well served by highly regarded local schools and leisure facilities, including nearby Sanders Park with its open green space, lake and recreational facilities. For commuters, Bromsgrove railway station is approximately 1.5 miles away and provides regular services to Birmingham, with journey times of around 20–30 minutes, while the nearby M5 and M42 motorways offer excellent road links across the Midlands and beyond.

Details:

Entrance Hall

Guest W/C 1.89 x 0.94

Lounge 4.02 x 4.65 Both max

Kitchen 3.03 x 2.46

Dining Room 2.87 x 2.46

First Floor Landing

Bedroom Two 4.20 x 3.13 Both max

En-suite 1.88 x 1.44

Bedroom Three 2.46 x 4.65

Family Bathroom/En-suite 1.93 x 2.38

Second Floor

Principal Bedroom 3.57 x 4.98 Max

Dressing Room 2.29 x 2.46

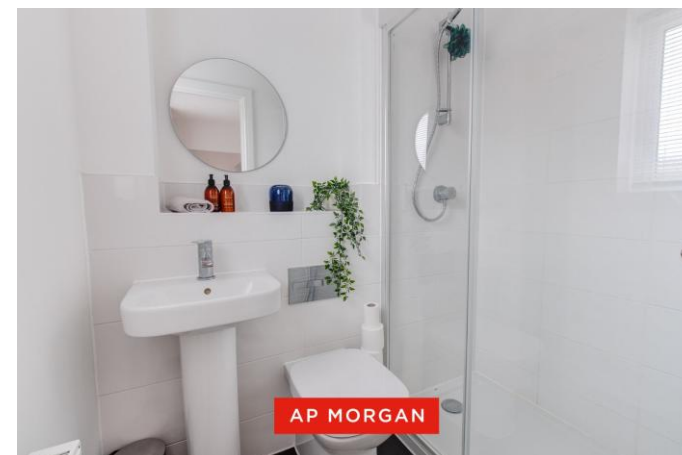
En-suite 2.28 x 2.28

EPC Rating: B

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

Property to sell?

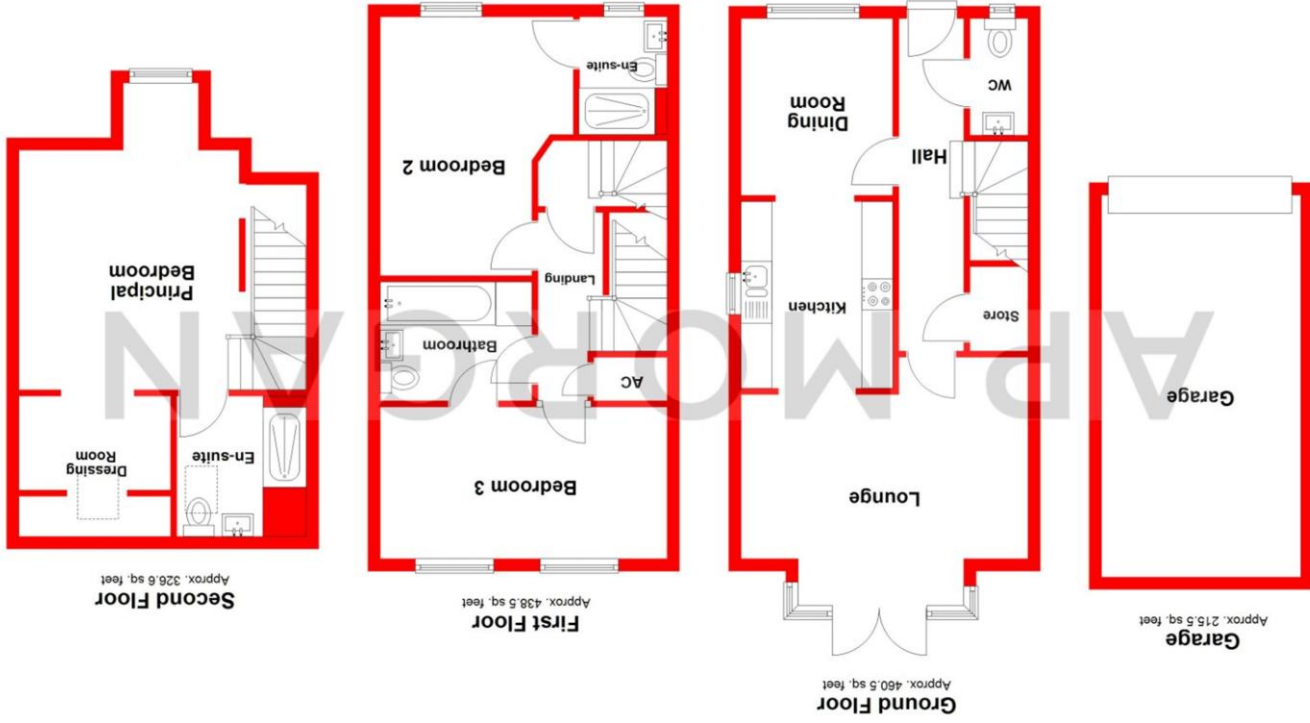
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 1441.1 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 Planipz.

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