

**AP MORGAN**



**Connaught Road, Bromsgrove, Worcestershire**  
Guide Price £425,000

**Features:**

- Available with no onward chain
- Detached family home
- Desirable cul-de-sac location
- Four well-proportioned bedrooms
- Lounge & formal dining room
- Kitchen, utility & guest w/c
- Family bathroom & en-suite to master
- Private rear garden, garage & driveway

**Description:**

Available with no onward chain and situated within a highly desirable cul-de-sac on the popular Oakalls estate, this well presented four bedroom detached family home offers comfortable and versatile accommodation throughout, ideal for a growing family.

The property is approached via a driveway providing off-road parking for multiple vehicles, bordered by well-established hedgerows, with access to the integral garage via an up-and-over door.

On the ground floor the accommodation comprises an entrance porch leading into a lounge with a feature gas fire, opening through to a formal dining room, a fitted kitchen with a range of units, integrated oven and gas hob, and a useful utility room with space for both a washing machine and tumble dryer. Also on this level is a good-sized ground floor WC.

To the first floor, the landing serves four bedrooms with the principal bedroom benefitting from its own en-suite shower room. A further three bedrooms are served by the main family bathroom, which is well presented and includes a shower over the bath.

Outside to the rear, the property enjoys an enclosed garden with a paved patio seating area leading up to a lawn bordered by mature trees and shrubbery. Timber fenced boundaries provide a degree of privacy, with a side gate allowing access back to the front of the property.



The Oakalls is a well-regarded residential estate with easy reach of Bromsgrove town centre and its range of shops, restaurants and amenities. The local road network provides straightforward connections to Redditch, Worcester and Droitwich, while the M5 and M42 motorways are both accessible for commuters travelling further afield.

**Details:**

**Porch** 1.16 x 1.10

**Lounge** 5.08 x 4.15 Both max

**Dining Room** 2.92 x 2.36

**Kitchen** 2.90 x 2.81

**Utility Room** 1.62 x 1.58

**W/C** 1.20 x 1.58

**Garage** 5.08 x 2.70

**First Floor Landing**

**Principal Bedroom** 4.10 x 3.15 Both max

**En-suite** 1.89 x 1.39

**Bedroom Two** 3.60 x 2.64

**Bedroom Three** 3.36 x 2.70 Both max

**Bedroom Four** 2.86 x 2.17 Both max

**Family Bathroom** 1.62 x 1.93

**EPC Rating:** C

**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?

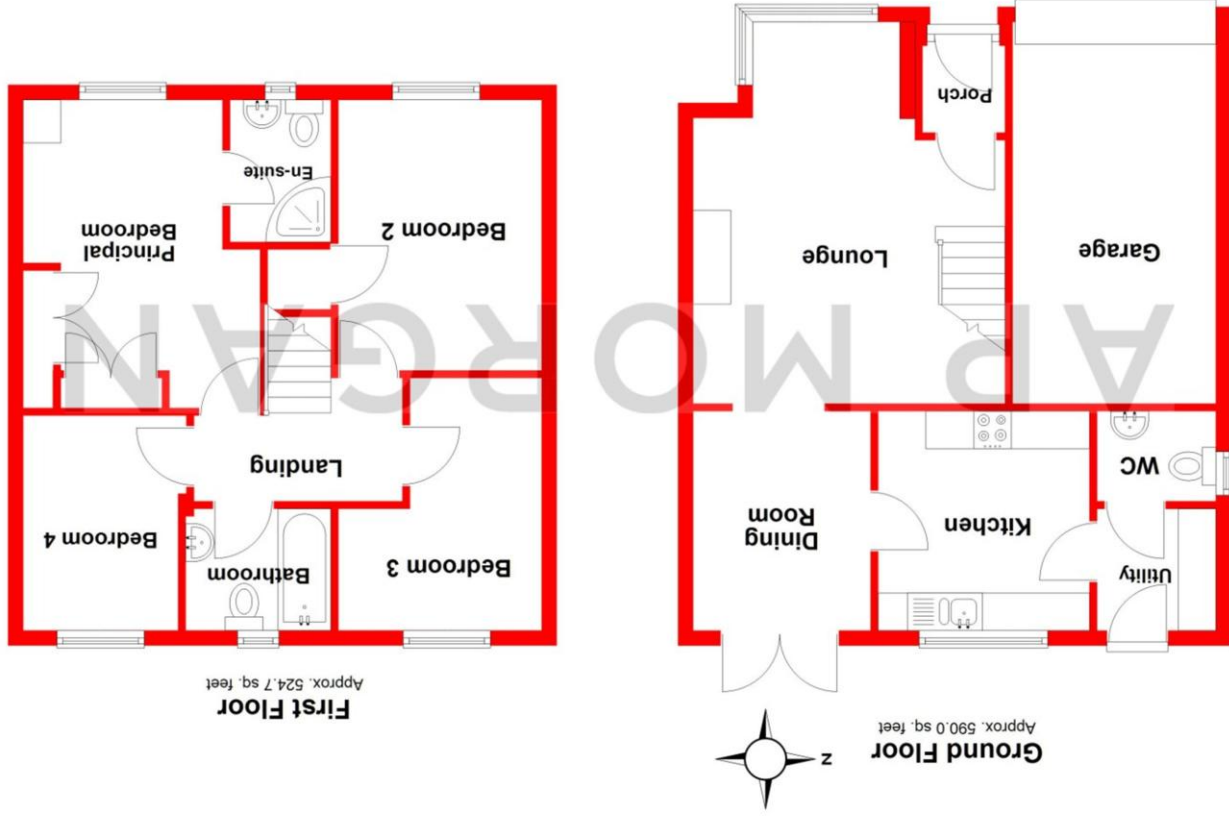
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 1114.7 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.  
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