

AP MORGAN



Yew Tree Drive, Bromsgrove, Worcestershire
Guide Price £375,000

Features:

- Offered with no onward chain
- Detached three bedroom family home
- Desirable cul-de-sac location
- Lounge & dining room
- Fitted kitchen and generous utility room
- Family shower room & ground floor w/c
- Garage & driveway
- Generous enclosed rear garden

Description:

Available with no onward chain is this well-laid-out three-bedroom detached family home, occupying a sought-after cul-de-sac location on the outskirts of Bromsgrove town centre, where properties seldom become available.

The property is approached via a well-maintained frontage, offering a block-paved driveway, a front lawn, and access to the garage via an up-and-over door.

Once inside, the layout briefly comprises an entrance hall, a lounge with a feature box bay window to the front aspect and a feature gas fireplace, opening through into a dining room with French doors leading out to the rear garden. Completing the ground floor is a fitted kitchen with a pantry store, an integrated oven with electric hob and extractor hood over, and space for additional freestanding appliances. There is also a generous utility room providing space for laundry appliances, with access to a ground floor WC, an internal door to the garage, and a door leading to the rear garden.

Rising upstairs, the first-floor landing leads off to double bedrooms one and two, both benefitting from fitted wardrobes, a single bedroom three with cupboard storage, and a well-presented family shower room.

Moving outside, the property enjoys a generous rear garden, laid to a large wraparound paved patio leading onto a well-maintained lawn, with well-stocked planted borders to fenced boundaries and a side gate providing access to the frontage.



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Situated in a highly sought-after residential area, the property enjoys easy access to Bromsgrove town centre and its wide range of amenities, including shops, supermarkets, a leisure centre, and both state and private schooling options. Excellent road links are also within close reach, making this a well-connected and highly convenient location.

Details:

Hall

Lounge 4.01 x 3.74

Dining Room 3.30 x 2.34

Kitchen 3.30 x 2.31

Utility Room 2.84 x 2.58 Both max

W/C 1.04 x 1.48

Garage 5.26 x 2.83

First Floor Landing

Bedroom One 4.47 x 2.67 Max incl wardrobes

Bedroom Two 2.80 x 2.67

Bedroom Three 2.88 x 2.00 Max

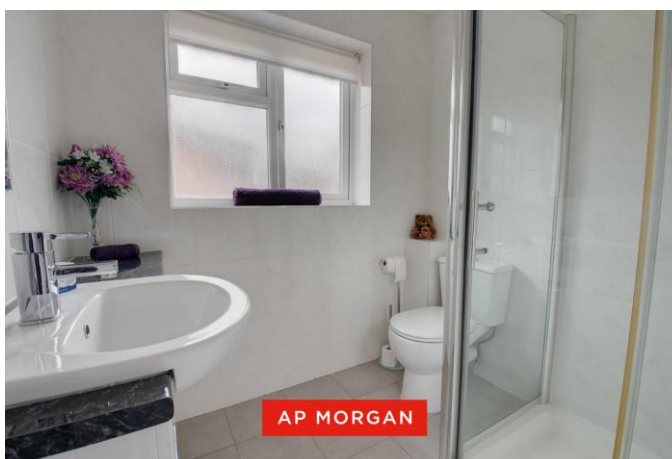
Shower Room 1.83 x 1.98

EPC Rating: To be confirmed

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.



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Property to sell?

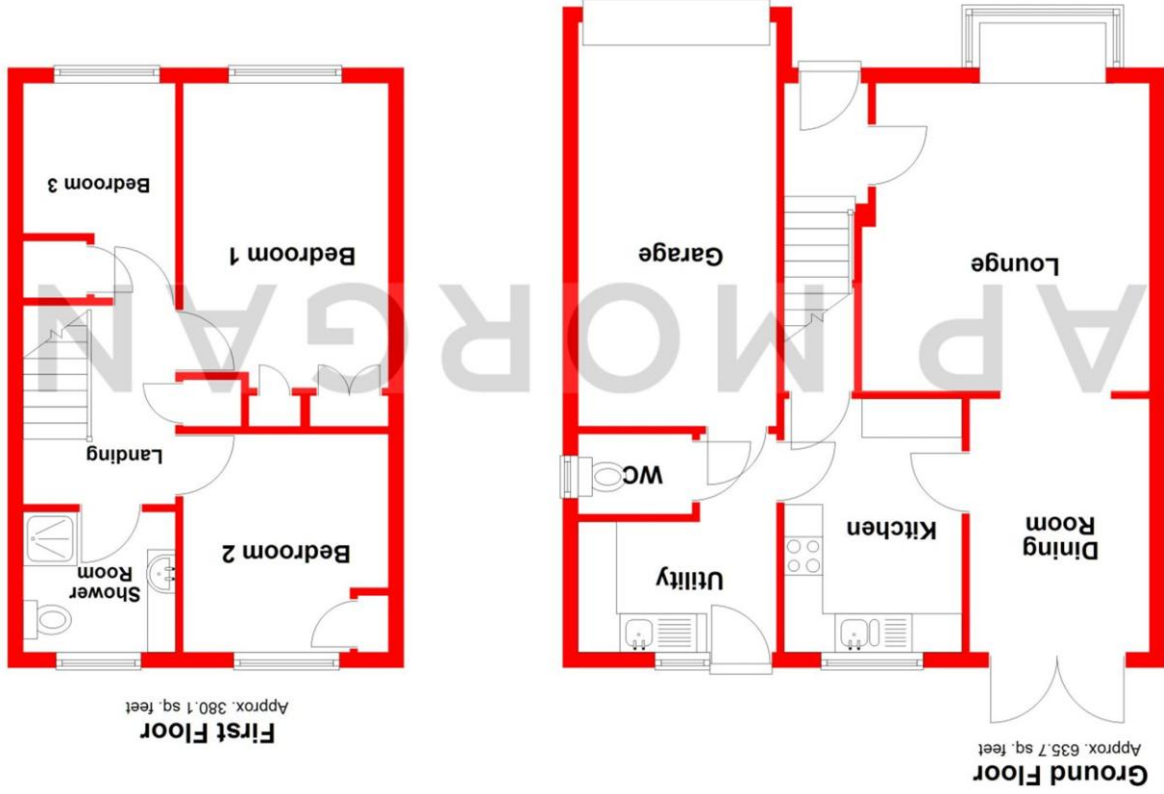
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 1015.8 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 PlanUp.

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