

AP MORGAN



Aspens Way, Woodland Grange, Bromsgrove
Offers in the region of £425,000

Features:

- Detached family home tucked within a private close of just three properties
- Spacious lounge with gas coal effect fireplace
- Dining room opening into a solid roof conservatory with recessed ceiling lighting
- Kitchen/breakfast room with integrated appliances and adjoining utility room
- Master bedroom with en-suite shower room and integrated wardrobes
- Three further bedrooms and a family bathroom with bathtub and overhead shower
- Private rear garden with block-paved patio, lawn and timber shed
- Integral garage, block-paved driveway, gas central heating and double glazing throughout

Description:

Just three houses share this close. One of them could be yours!

Woodland Grange is one of those addresses that tends to sell itself to people who already know Bromsgrove. Quiet, tree-lined, and just a mile or so from the town centre, the development has long been popular with families for good reason.

What makes this one a little different is its position: rather than sitting on the main cul-de-sac, the property is tucked into a small close off it, shared with just two other homes. It is the sort of setting that is hard to find and easy to appreciate.

The M5 and M42 are both within straightforward reach, Willowbrook Garden Centre is just up the road, and Bromsgrove town offers supermarkets, leisure facilities, restaurants and a solid range of schooling options, including Bromsgrove School for those with an eye on independent education.

Inside, the layout works well for family life. The entrance hallway leads into the lounge on the left, where a gas coal effect fireplace gives the room a comfortable focal point. The dining room connects through from the lounge and opens into the solid roof conservatory beyond, which is light, well-finished with recessed ceiling lighting, and leads out to the garden. The kitchen/breakfast room is a good practical space with an integrated double oven, gas hob, dishwasher, fridge freezer, and flows through into a dedicated utility room, keeping laundry and the rest of day-to-day life neatly contained. There is also a guest cloakroom on the ground floor and an integral garage.

Upstairs, the master bedroom is a genuinely generous size and comes with both an en-suite shower room and integrated wardrobes. Bedroom two is a good double to the rear, and bedrooms three and four complete the picture, all served by a family bathroom with a bathtub and overhead shower.



Outside, the rear garden is private and well-kept, with a block-paved patio leading to lawn and fenced borders. A timber shed and side gate provide access to the front, where the block-paved driveway offers parking for several cars.

Does this sound like the one for you? Call us now to arrange your viewing!

Details:

Entrance Hallway

Lounge 16'2" x 11'1" (4.93m x 3.38m)

Dining Room 9'9" x 11'1" (2.97m x 3.38m)

Conservatory 9'8" x 9'8" (2.95m x 2.95m)

Kitchen/Breakfast Room 9'2" x 14'3" (2.8m x 4.34m)

Utility room

W/C

Garage 15'11" x 8' (4.85m x 2.44m)

First Floor Landing

Master bedroom 11'9" x 17'4" (3.58m x 5.28m)

En-suite

Bedroom Two 12'2" x 9'8" (3.7m x 2.95m)

Bedroom Three 9' x 7'9" (2.74m x 2.36m)

Bedroom Four 9' x 7'6" (2.74m x 2.29m)

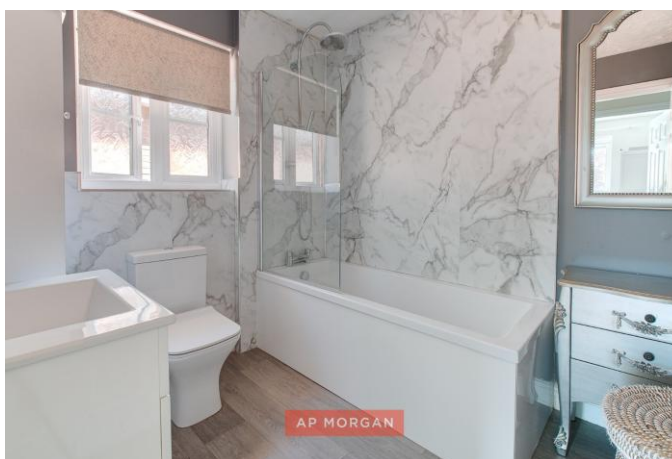
Family Bathroom

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

Property to sell?

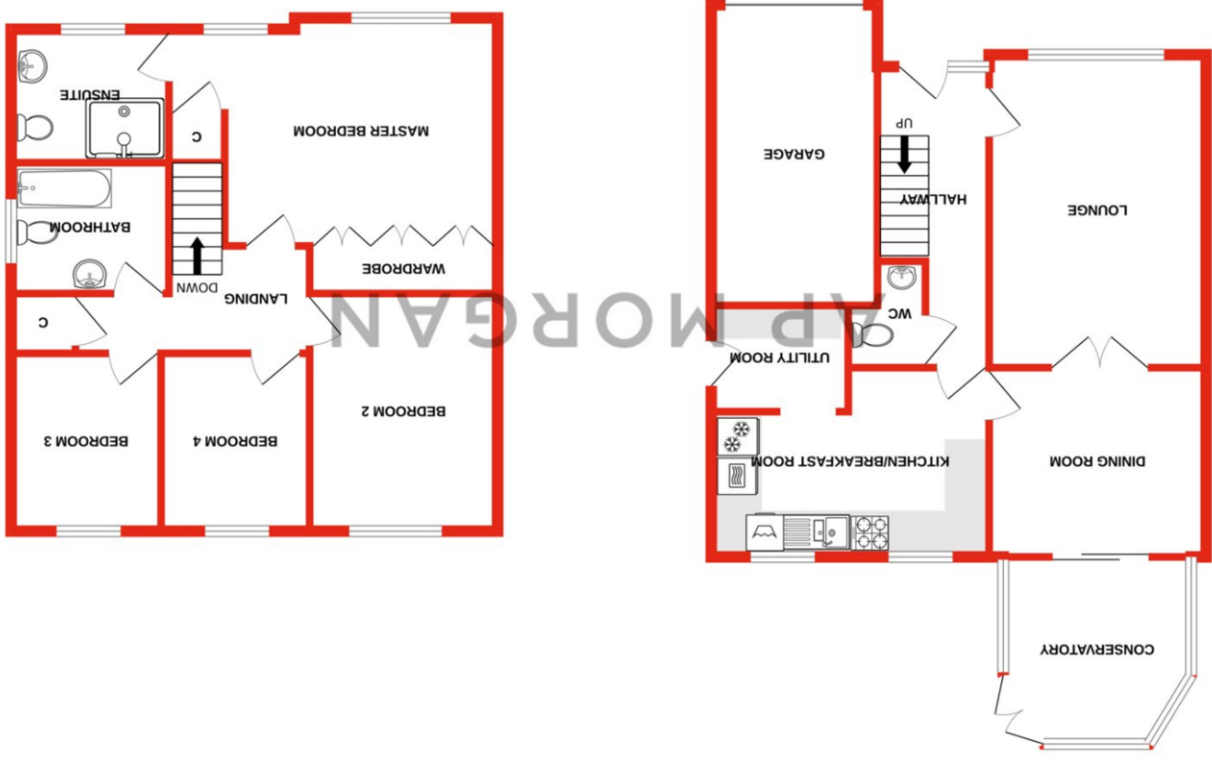
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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TOTAL FLOOR AREA: 1409 sq.ft. (130.9 sq.m.) approx.

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