

**AP MORGAN**



**Brine Well Crescent, Stoke Prior, Bromsgrove**  
Guide Price £400,000

**Features:**

- Modern detached family home
- Four well-proportioned bedrooms
- Modern family bathroom, en-suite & ground floor W/C
- Spacious lounge with canalside views
- Generous open plan kitchen/dining room & separate utility
- Large tandem driveway for parking for 3/4 cars
- Sunny aspect rear garden with fully converted garage into home office
- Envidable position with views over Village canals

**Description:**

A modern four-bedroom detached family residence, constructed in 2019 by Barratt homes occupying a private cul-de-sac location situated on the canal frontage, within the sought-after, semi-rural, village location of Stoke Prior, Bromsgrove.

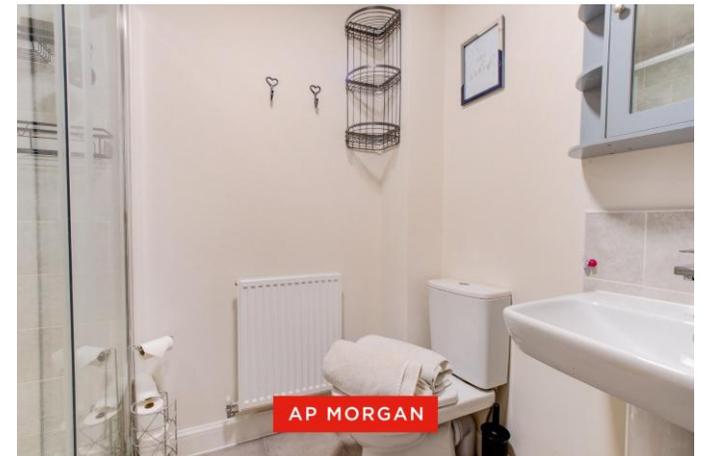
The property is approached via a low maintenance frontage with steps leading to the front door and a generous tandem driveway to the left hand side offering parking for three to four vehicles.

Upon entering, the well presented interior briefly comprises a wide entrance hall with a store cupboard and ground floor guest WC, a spacious lounge with pleasant views over the village canal, and a contemporary open plan kitchen and dining room fitted with a range of units, integrated oven, gas hob and extractor hood, space for an American fridge freezer and further freestanding appliances, with French doors opening out to the rear garden. A separate utility room provides plumbing for a washing machine and space for a tumble dryer.

Rising to the first floor, the gallery landing serves the master bedroom with a modern en-suite shower room, two further double bedrooms, a single fourth bedroom and a three piece family bathroom suite, with a store cupboard also accessible from the landing.

Outside, the rear garden is landscaped and low maintenance with timber and walled boundaries. A rear access door leads through to the converted garage, now offering a spacious home office with insulation, fitted electrics and wired superfast internet connection.

Further benefits include the remaining NHBC warranty, double glazing, gas central heating throughout and an electric vehicle charging point.



Set alongside the canal and a short walk from the local village pub, Stoke Prior is a well-regarded semi-rural village offering a good range of everyday amenities including a village store, post office, medical centre, leisure centre with health club and a primary school rated Outstanding by Ofsted. Bromsgrove town centre is less than three miles away with a wide range of high street shops, restaurants, cafes and supermarkets, and the M5 and M42 are both accessible for commuters travelling further afield.

**Details:**

**Entrance Hall**

**Guest W/C** 1.61 x 0.86

**Lounge** 4.69 x 3.36

**Kitchen/Dining Room** 4.23 x 5.89 Max

**Utility Room** 1.87 x 1.30

**First Floor Landing**

**Master Bedroom** 3.46 x 3.06 Max

**En-suite** 1.81 x 2.15 Max

**Bedroom Two** 3.11 x 3.07

**Bedroom Three** 2.77 x 2.92 Max

**Bedroom Four** 2.06 x 2.72

**Bathroom** 1.90 x 1.71

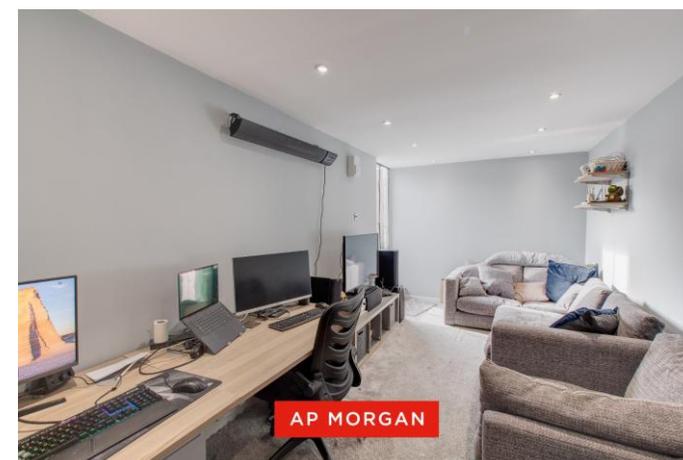
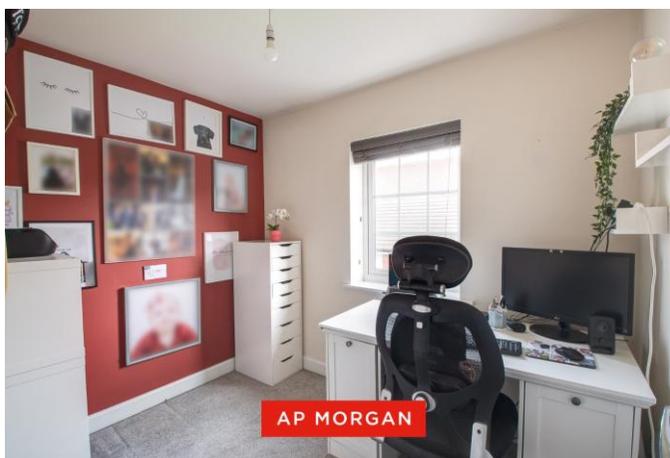
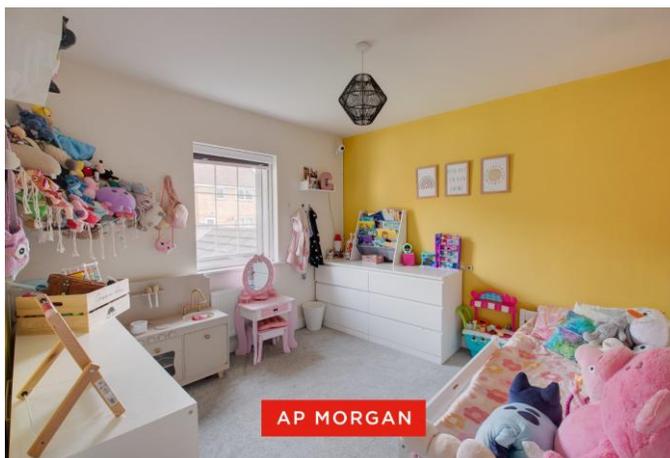
**Garden Office (Former Garage)** 6.16 x 2.74

**EPC Rating:** B

**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?

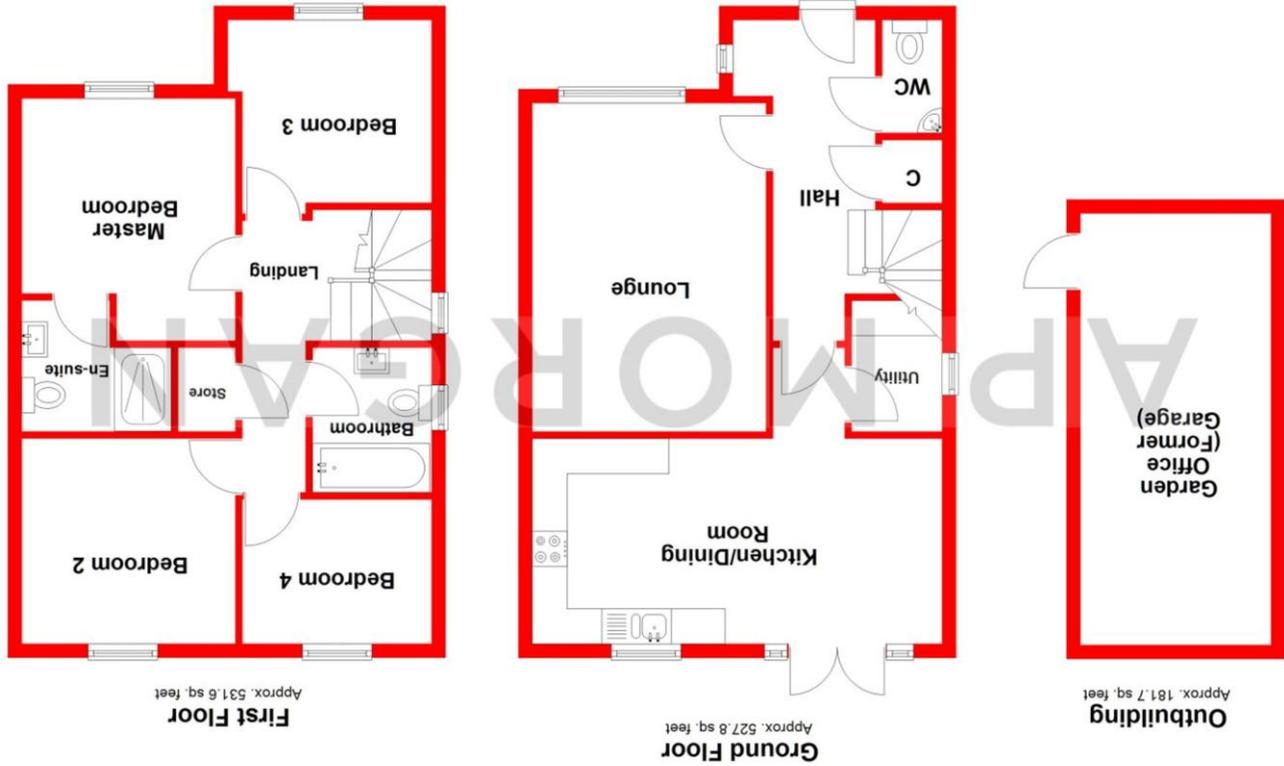
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £39 + 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. 1241.0 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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