

AP MORGAN



Malvern Road, Bromsgrove, Worcestershire
Offers in the region of £475,000

Features:

- Double-fronted detached family home on The Forelands, south Bromsgrove
- Substantial detached double garage with power, lighting and pitched roof storage
- Four spacious bedrooms with en-suite to master
- Dual-aspect lounge with views to front and rear gardens
- Set back from the road with lawned frontage and tree-lined boundary
- Open-plan kitchen and dining room with feature floor-to-ceiling window
- Level, well-maintained rear garden with patio and further seating area
- Ground floor utility room and WC

Description:

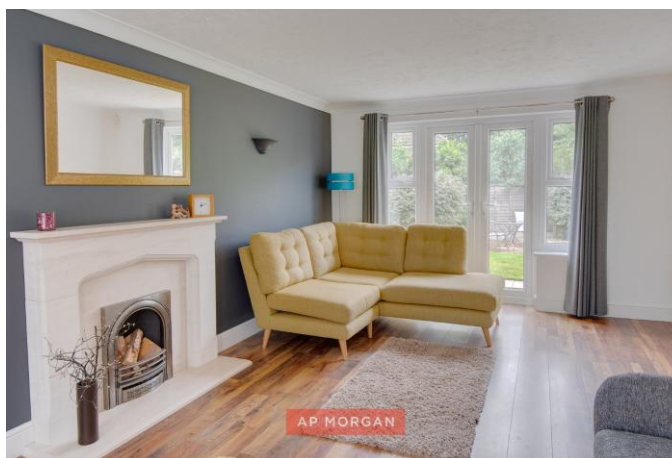
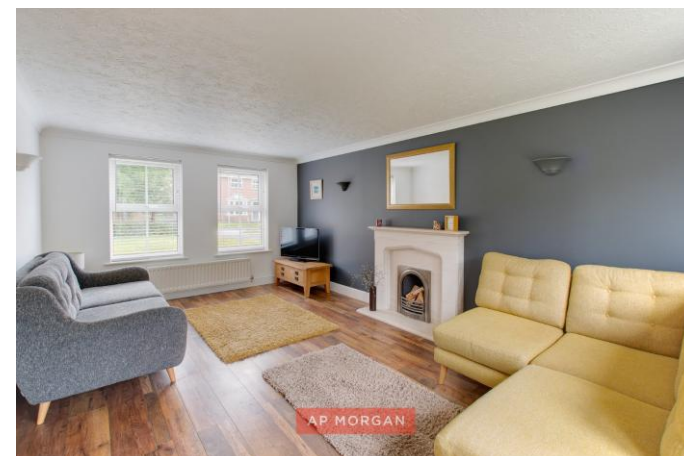
The Forelands. Four bedrooms, a double garage, and a frontage that gives you room to breathe.

A double-fronted detached family home on one of south Bromsgrove's most established addresses. Set back from the road behind a generous lawned frontage with mature trees along the boundary and a driveway for two cars, this is a property that makes a strong first impression before you have even stepped inside.

The entrance hall leads through to a lounge that looks out to both front and rear gardens, giving it a lovely dual aspect and a real sense of light and space. The kitchen and dining room is open plan and well-fitted with a range of units, built-in oven, microwave and fridge freezer, plus a feature floor-to-ceiling window looking through to the hallway that adds an interesting architectural touch. There is also a utility room and a ground floor WC, making this a practical and well-thought-out family layout.

The master bedroom benefits from fitted double wardrobes and a modern en-suite shower room, with three further bedrooms served by a family bathroom. Bedroom two also has the benefit of a fitted single wardrobe.

The rear garden has been well maintained and is level throughout: a paved patio leads to a well-kept lawn, with a



further seating area beyond and fenced boundaries on all sides. A side gate connects front to rear. The detached double garage is a genuinely useful addition, fitted with power sockets and lighting, and with a pitched roof that creates further storage above. There is real scope here for anyone who might want to take it further, subject to the usual permissions.

Bromsgrove town centre is a short drive away, offering a David Lloyd gym, leisure centre, golf course, supermarkets and a range of eateries. The M5 and M42 junctions are within easy reach for commuters, and Bromsgrove station puts Birmingham within around 20 minutes by train. Several well-regarded schools are close by, covering the area from primary through to sixth form.

This is a well-cared-for home in a well-regarded location. Call us to today to arrange a viewing.

Details:

Entrance Hall

Guest W/C 2.01 x 0.82

Lounge 5.78 x 3.43

Kitchen/Dining Room 5.78 x 3.40

Utility Room 1.90 x 1.87

Double Garage 5.42 x 4.83

First Floor Landing

Master Bedroom 3.66 x 3.45 Max incl wardrobes

En-suite 2.57 x 1.00

Bedroom Two 3.50 x 2.62

Bedroom Three 2.21 x 3.55

Bedroom Four 2.06 x 3.53

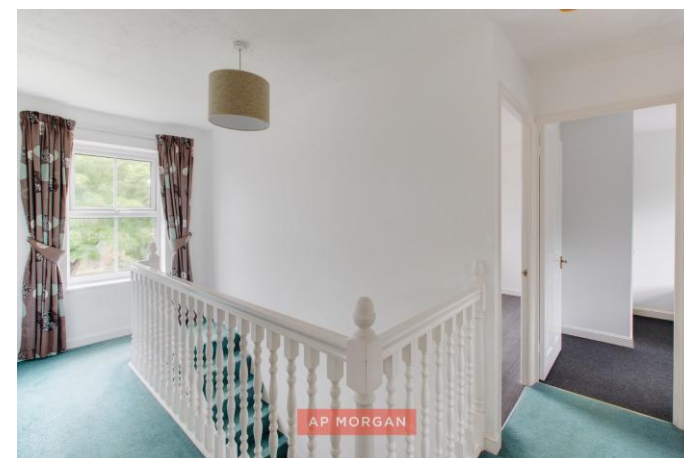
Bathroom 2.53 x 1.95

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.

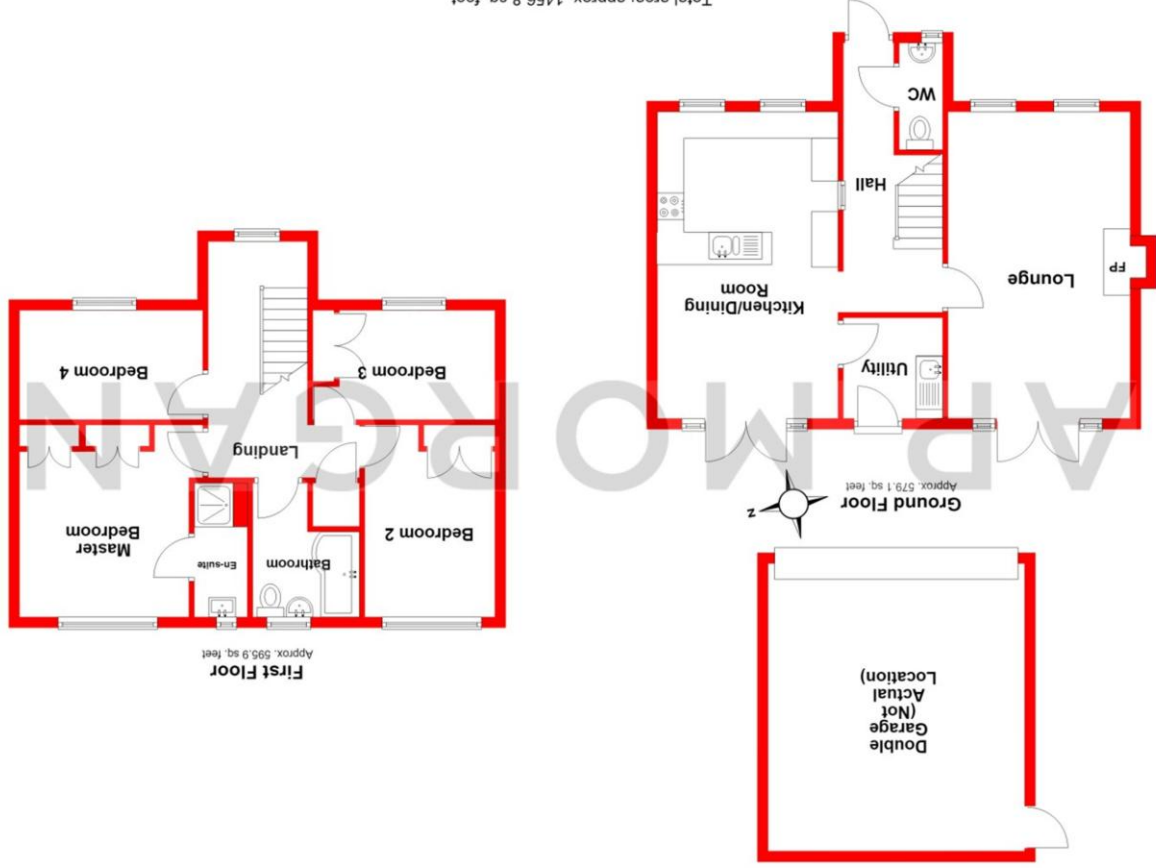
Identity Checks

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.

Double Garage (Not Actual Location)

Approx. 281.8 sq. feet

Double
Garage
(Not
Actual
Location)



Total area: approx. 1456.8 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 Planlup.

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