

**AP MORGAN**



**Sedge Drive, Woodland Grange, Bromsgrove**  
Asking Price £390,000

**Features:**

- Offered with no onward chain
- Desirable cul-de-sac location
- Semi-detached town house
- Four good sized bedrooms & 3 bathrooms
- Lounge with Juliet balcony
- Fitted kitchen/dining room & additional reception room
- Well-maintained rear garden
- Detached garage & driveway for multiple cars

**Description:**

Available with no onward chain is this beautifully presented four-bedroom semi-detached townhouse, offering deceptively spacious and versatile family accommodation arranged over three floors. The property occupies a highly regarded cul-de-sac position within Woodland Grange, Bromsgrove.

The home is approached via an attractive frontage providing off-road parking for multiple vehicles, an electric vehicle charging point, and access to a detached garage positioned to the left-hand side. A block-paved pathway runs alongside a well-maintained foregarden with mature shrubbery, leading to an open canopy porch and front door.

Once inside, the generous and welcoming interior briefly comprises an entrance hall with access to a ground floor WC and store cupboard, a versatile reception room featuring a bay window to the front aspect, and a spacious open-plan kitchen/dining area. The kitchen is fitted with a range of wall and base units, integrated Neff oven and grill, hob with extractor hood over, and French doors opening out to the rear garden.

Rising to the first floor, the landing leads to the main lounge, complete with a feature coal-effect gas fire and a Juliet balcony overlooking the rear garden. There is also a sizeable double bedroom and a modern shower room on this level.

A further staircase leads to the second floor, which hosts the master bedroom with built-in wardrobes and a contemporary en-suite shower room, two additional well-proportioned bedrooms, and a family bathroom.

Outside, the rear garden has been designed for low maintenance and features an initial timber decked seating area, leading to a well-kept lawn enclosed by timber fencing. A personnel door provides access to the garage, which benefits from power, lighting, and a pitched roof offering additional storage.



Additional benefits include gas-fired central heating, double glazing throughout, and a partially boarded loft space with fitted ladder and lighting.

Situated in the sought-after Woodland Grange development, the property is close to open playing fields and a park, approximately one mile north of Bromsgrove town centre. It is well placed for both private and state schooling, local amenities, and offers convenient access to the M42 and M5 motorway network.

**Details:**

**Entrance Hall**

**Guest W/C** 1.73 x 1.02

**Reception Room** 4.23 x 2.48 Max incl bay

**Kitchen/Dining Room** 4.67 x 5.16 Max

**Detached Garage** 5.47 x 2.53

**First Floor Landing**

**Lounge** 3.62 x 5.14

**Bedroom Two** 2.80 x 5.16 Max

**Shower Room** 2.02 x 2.08

**Second Floor Landing**

**Master Bedroom** 3.63 x 4.53 Max

**En-suite** 1.98 x 1.65 Max

**Bedroom Three** 3.04 x 2.38 Max

**Bedroom Four** 3.04 x 2.67 Max

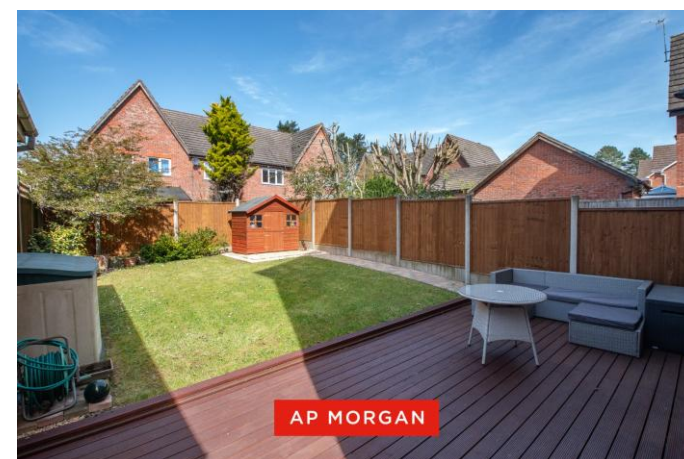
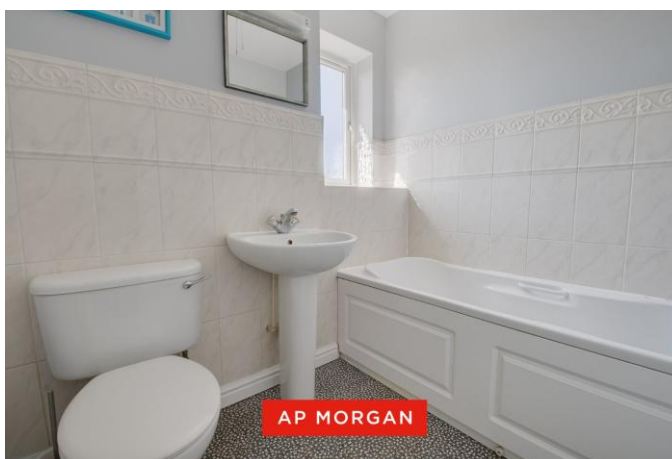
**Bathroom** 2.11 x 2.02

**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?

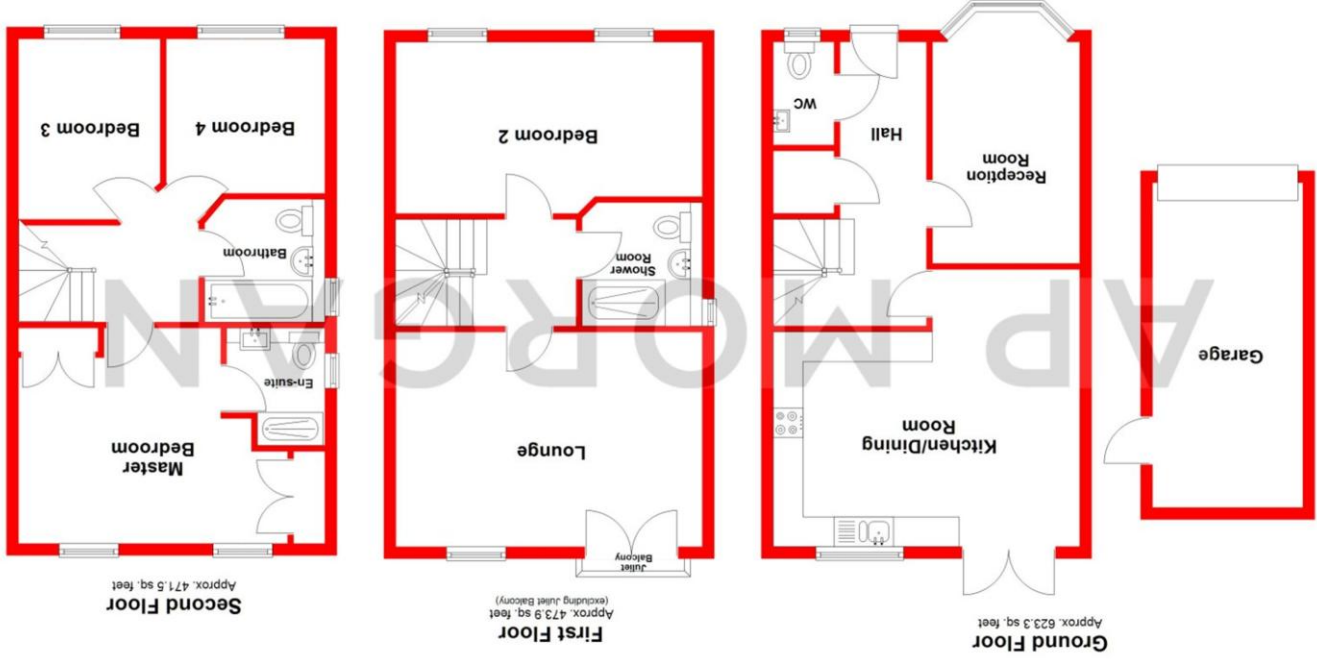
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 1568.6 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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