

AP MORGAN



Royal Worcester Crescent, The Oakalls, Bromsgrove
Offers Over £450,000

Features:

- Offered with no onward chain
- Desirable cul-de-sac location on the Oakalls
- Spacious lounge & contemporary fitted kitchen/breakfast room
- Substantial heated dining conservatory
- Utility room, study & ground floor w/c
- Four double bedrooms, en-suite & family bathroom
- Enclosed rear garden & driveway with EV charging point
- Well connected for M5/M42 & catchment for Outstanding schools

Description:

Situated on the highly sought-after Oakalls development in Bromsgrove, this beautifully presented four-bedroom detached family home occupies a private cul-de-sac position and is offered with no onward chain.

Located towards the end of the cul-de-sac, the property is approached via a driveway with an electric vehicle charging point, alongside a well-maintained lawn. A storm porch provides access to the front door.

Internally, the accommodation briefly comprises a welcoming entrance hall, a spacious lounge with a feature fireplace, a utility room, and a study to the front, along with a ground floor guest WC. The standout feature is the impressive open-plan kitchen/breakfast room, fitted with a comprehensive range of units and high-spec integrated appliances. French doors lead through to a generous dining conservatory, which is heated via the main central heating system, creating a versatile additional reception space.

Upstairs, the first-floor landing provides access to the master bedroom, which benefits from built-in wardrobes and an en-suite shower room, along with three further well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys a beautifully maintained split-level rear garden, mainly laid to lawn with a raised timber decked seating area. There is also a large paved side access with a gate leading to the frontage.



The property occupies an excellent position within this popular and established development, conveniently located for Bromsgrove town centre and its range of amenities. Well-regarded schooling is available nearby, both state and private, along with easy access to the M5 and M42 motorways, making it an ideal choice for families and commuters alike.

Details:

Entrance Hall

Lounge 5.03 x 3.20 Max

Kitchen/Breakfast Room 3.53 x 7.31 Max

Conservatory 2.70 x 7.31

Utility Room 2.69 x 2.31 Max

Study 1.99 x 1.99

Guest W/C 1.00 x 1.88

First Floor Landing

Master Bedroom 4.48 x 3.22 Max incl wardrobes

En-suite 1.74 x 1.65

Bedroom Two 3.51 x 2.95

Bedroom Three 2.11 x 4.00 Max

Bedroom Four 2.11 x 3.31

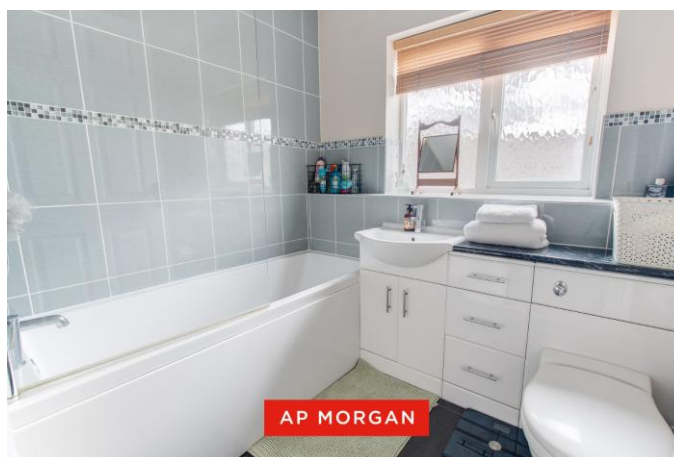
Bathroom 2.14 x 1.84

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.



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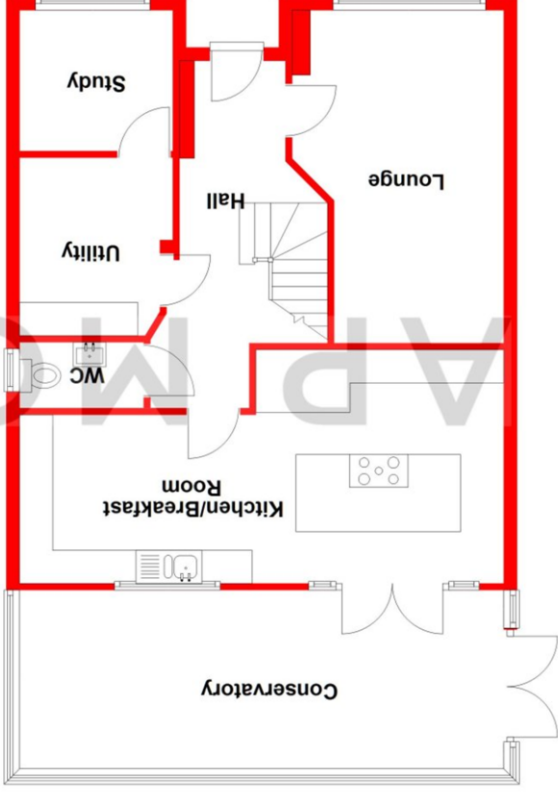
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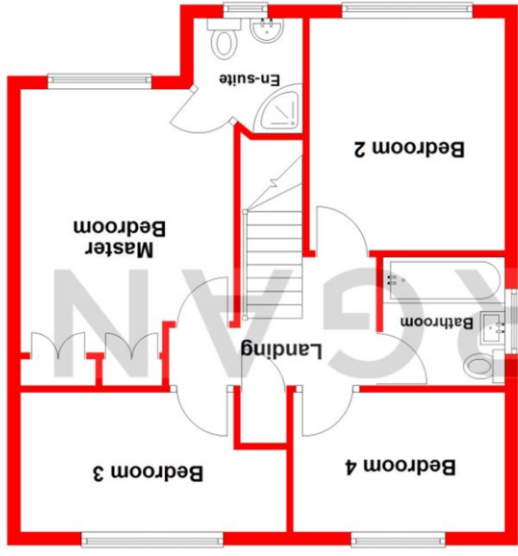
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Ground Floor
Approx. 876.7 sq. feet



First Floor
Approx. 586.9 sq. feet



Total area: approx. 1463.6 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 PlanUp.

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