

AP MORGAN



Birmingham Road, Marlbrook, Bromsgrove
Guide Price £450,000

Features:

- Well-laid four bedroom detached home
- Well-regarded location of Marlbrook
- Potential for reconfiguration or extending (STPP)
- Lounge & dining room
- Family bathroom, en-suite & ground floor w/c
- Fitted kitchen & utility room
- Attractive low-maintenance rear garden
- Driveway & garage

Description:

A well-proportioned four bedroom detached family home situated in the popular Marlbrook area of Bromsgrove, offering versatile accommodation across two floors with scope to further configure the ground floor layout to suit a buyer's needs.

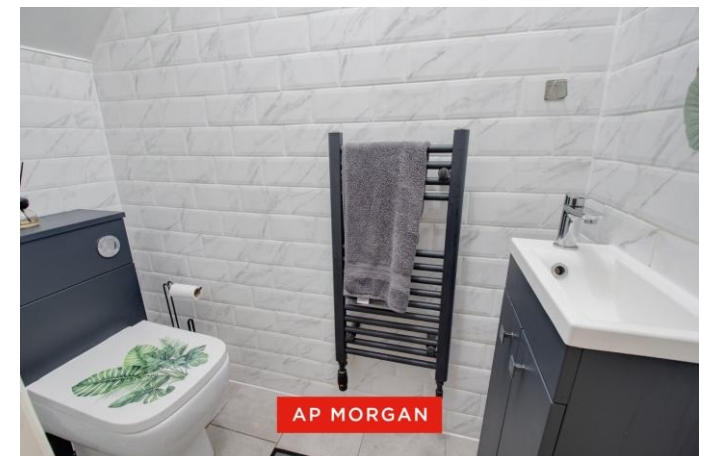
The property is approached via a generous driveway providing parking for multiple vehicles with access to the integral garage. An open canopy porch leads to the front door.

The ground floor briefly comprises an entrance hall leading to a spacious lounge with a bay window overlooking the rear garden, opening through to a dining room, a fitted kitchen with breakfast bar, integrated oven, gas hob and extractor, and a utility room alongside a modern ground floor WC. The garage and utility room present an opportunity to open up and reconfigure the ground floor into a more contemporary open plan layout subject to the relevant permissions.

To the first floor, the landing serves four bedrooms. The main bedroom benefits from a large store cupboard and an en-suite shower room. Two further double bedrooms and a fourth single bedroom are served by the family bathroom.

Outside, the rear garden is low maintenance and well presented, with a decorative stone paved seating area leading to a lawn with well stocked planted borders.

Marlbrook is a well-regarded residential area on the southern outskirts of Bromsgrove, convenient for local amenities, well-regarded schooling and with straightforward



access to the M5 and M42 for commuters heading into Birmingham or Worcester.

Details:

Entrance Hall

W/C 1.72 x 0.81

Lounge 3.91 x 4.27 Max into bay

Dining Room 2.70 x 2.52

Kitchen 3.44 x 2.52

Utility Room 1.55 x 2.52

Garage 4.82 x 2.40

First Floor Landing

Main Bedroom 3.41 x 3.35 Max

Store 0.94 x 1.94

En-suite 1.39 x 2.09 Max

Bedroom Two 4.01 x 2.40 Max

Bedroom Three 3.23 x 2.42 Max

Bedroom Four 2.64 x 2.20

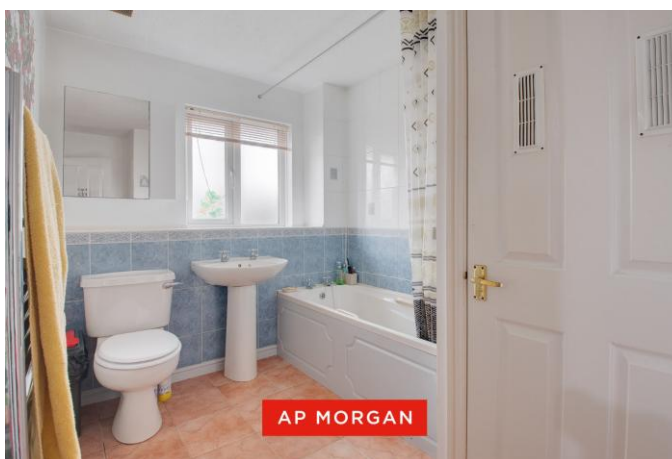
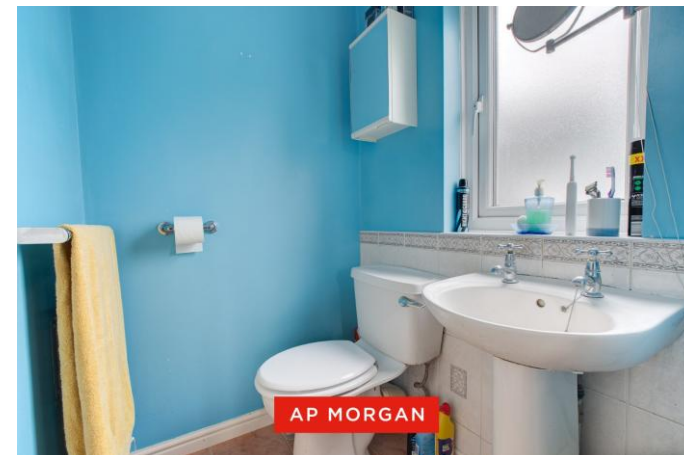
Bathroom 3.48 x 2.09 Both max

EPC Rating: To be confirmed

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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Property to sell?

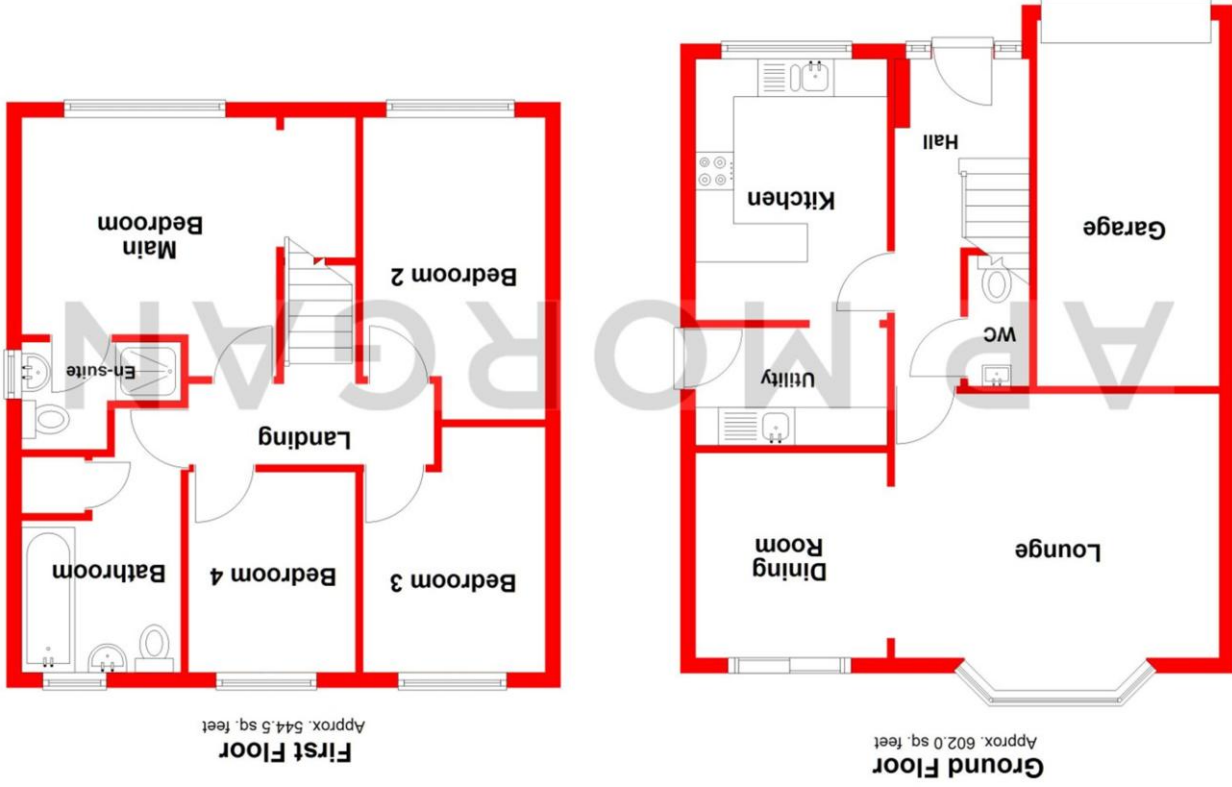
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 1146.5 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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