

AP MORGAN



St. Andrews Way, Bromsgrove, Worcestershire
Guide Price £600,000

Features:

- Private woodland outlook to the rear with open green space to the front and side
- Dedicated home office accessed via the utility room, ideal for working from home
- Master bedroom with en-suite shower room and fitted wardrobes
- Kitchen/diner with granite worktops, range cooker, dishwasher and microwave included
- Twenty solar panels with EPC B energy rating
- Jacuzzi included within the private rear garden
- Garage with flexible stud wall, easily removed to restore full car storage
- Generous frontage with parking for multiple vehicles



Description:

Not many family homes in Bromsgrove back onto private woodland. This one does, and that's just the start.

GUIDE PRICE £600,000 - £625,000

When the current owners first walked through the door sixteen years ago, they had a vision. What they found was a quiet family home with an exceptional plot. What they leave behind is something considerably more.

The position is the first thing you notice. Open green space to the front and side means no neighbours crowding in, and the rear backs onto private woodland with foxes, birds and wildlife on your doorstep rather than another fence panel. It's the kind of outlook you don't realise you're missing until you've had it.



Step inside through the entrance hall and the ground floor opens up around you. The lounge sits to one side, the conservatory off the hall for that extra living or dining space. The kitchen/diner is where the family naturally gathers: granite worktops, range cooker, dishwasher and microwave included. The utility sits beyond, and through that, a dedicated living room/home office with its own central heating, ideal for anyone working from home seriously.

The garage offers its own flexibility too. A stud wall currently divides part of the space, but remove it and you have your full garage back for car storage.

Upstairs, four bedrooms all come with fitted wardrobes, removable if you'd prefer the extra space. The master has an en-suite, there's a family bathroom, and both the main loft and the garage loft are



accessible via pull-down ladders. Storage that most people don't discover until they move in.

Outside, the jacuzzi stays, parking is plentiful across a generous frontage, and twenty solar panels underpin that EPC B rating. The bills reflect it.

This is a rare plot in a well-established location, with Bromsgrove's schools, amenities and transport links close by. Call us now to arrange a viewing.

Details:

Porch

Entrance Hall

Guest W/C 2.16 x 0.92

Lounge 5.81 x 3.29

Conservatory 4.94 x 3.32

Kitchen/Dining Room 8.25 x 3.78

Utility Room 2.90 x 2.32

Family Room 5.04 x 4.15

Garage 5.28 x 2.54

First Floor Landing

Master Bedroom 3.38 x 3.35

En-suite 2.42 x 2.07

Bedroom Two 3.35 x 2.88

Bedroom Three 3.98 x 2.72

Bedroom Four 3.18 x 2.89

Family Bathroom 3.02 x 1.77

EPC Rating: B

Council Tax Band: F (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.

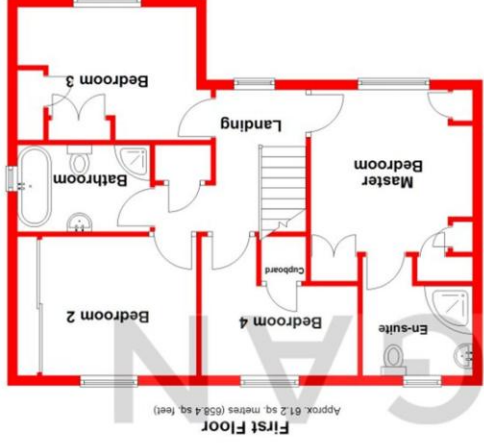
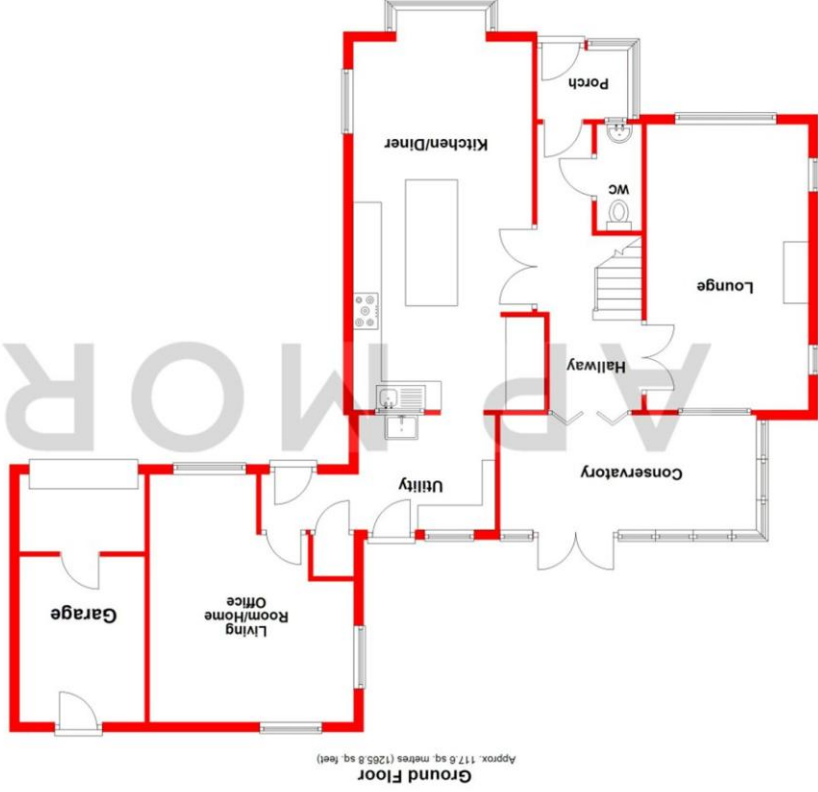
Need a solicitor?

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.

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Total area: approx. 178.8 sq. metres (1924.2 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.