

AP MORGAN



Mallow Drive, Bromsgrove, Worcestershire
Offers Over £500,000

Features:

- Beautifully presented detached property
- Four spacious bedrooms
- Well-equipped kitchen/diner
- Two spacious reception rooms
- Great conservatory
- Well-presented rear garden
- Three-car driveway
- Sought-after residential location

Description:

GUIDE PRICE £510,000 - £515,000

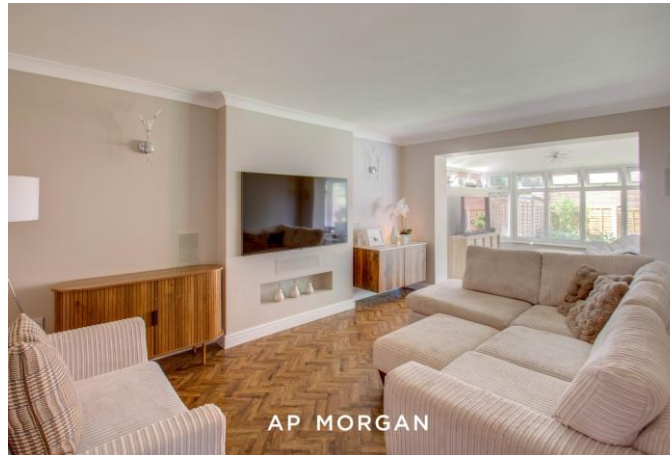
Welcoming you to this beautifully presented detached family home offering four spacious bedrooms, one with an en-suite, two generously sized reception rooms, a well-equipped kitchen/diner, an excellent conservatory space, a practical utility room, and the benefit of a three-car driveway, situated in the sought-after area of Catshill, Bromsgrove.

On arrival, the property is positioned in a quiet and peaceful location, with a large driveway offering space for three vehicles, a garage door leading into a useful storage space, and a gate to the side allowing access to the rear garden.

Upon entering, the ground floor welcomes you into the entrance hall, comprising stairs rising to the first floor with a WC underneath, fitted with a toilet and wash basin, as well as additional storage space to the side. To the left of the entrance is the first reception room, a wonderful sitting room for relaxation, with a bay window allowing plenty of natural light to flow through. Beyond the sitting room is the lounge, another comfortable living space which, being open plan to the conservatory, creates a bright and welcoming area perfect for family entertainment and hosting, with French doors opening onto the rear garden. At the end of the hall is the kitchen/diner, initially providing space for a family dining table, with bi-fold doors creating an open connection to the rear patio. The kitchen, situated to the right, is fitted with ample storage and worktop space, an integrated dual oven, microwave, warming drawer, fridge/freezer, dishwasher, and wine cooler. The entrance hall also provides access to the utility room, a generously sized space with additional storage and worktops, space for freestanding appliances, and two large fitted cupboards.

The first floor leads onto the landing and into the master bedroom, a generous double room featuring two large fitted wardrobes, ideal for space-saving, as well as an en-suite fitted with a toilet, wash basin, and shower cubicle. Bedrooms two and three are both spacious double bedrooms, while bedroom four is a well-sized single room with space for storage units. The first floor also benefits from a family bathroom fitted with a toilet, wash basin, and bathtub with an overhead shower.

The rear garden opens onto a patio area, ideal for outdoor furniture and dining, with a gate allowing side access to the front of the property. The



lawn extends to the end of the garden and is bordered by fencing and mature shrubbery.

This property, with its fantastic kerb appeal, sits in the sought-after area of Woodland Grange, close to open playing fields and approximately one mile north of Bromsgrove. It is ideally placed for both private and state schooling, local shops, and convenient commuting access to the M42 and M5 motorway junctions.

Details:

Entrance Hall

Sitting Room 9' x 11'3" (2.74m x 3.43m)

Lounge 16'7" x 11'3" (5.05m x 3.43m)

Conservatory 11' x 11'3" (3.35m x 3.43m)

Kitchen/Diner 14'8" x 14'10" (4.47m x 4.52m)

Utility 10'11" x 7'7" (3.33m x 2.3m)

WC

Landing

Master Bedroom 13' x 11'1" (3.96m x 3.38m)

En-suite 7'4" x 6'5" (2.24m x 1.96m)

Bedroom Two 10'6" x 11'2" (3.2m x 3.4m)

Bedroom Three 11'9" x 8'4" (3.58m x 2.54m)

Bedroom Four 9'1" x 8'4" (2.77m x 2.54m)

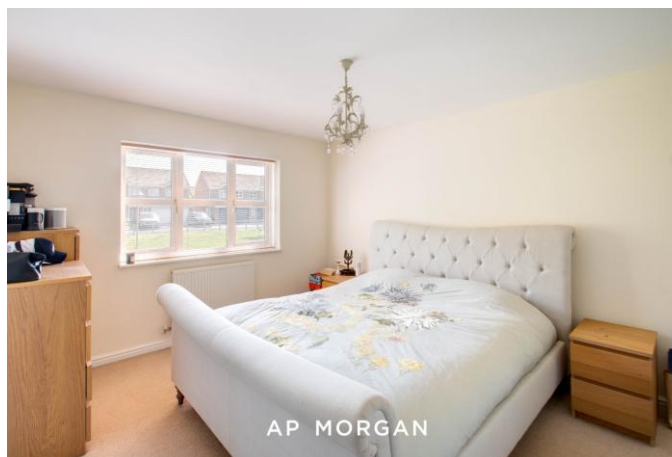
Bathroom 6'2" x 6'8" (1.88m x 2.03m)

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?

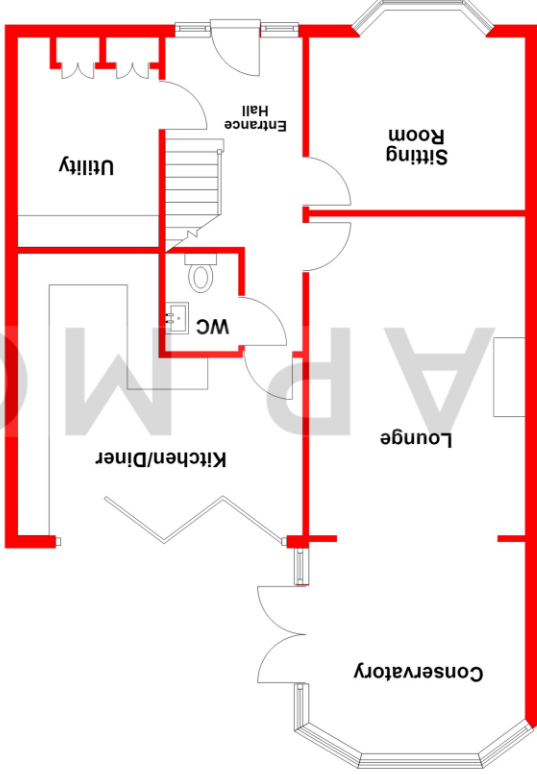
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

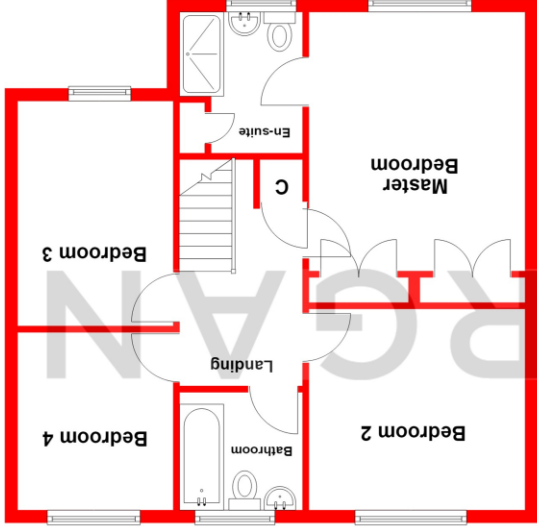
Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per 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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Ground Floor
Approx. 75.5 sq. metres (813.2 sq. feet)



First Floor
Approx. 58.0 sq. metres (624.8 sq. feet)



Total area: approx. 133.6 sq. metres (1438.0 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.