



AP MORGAN

Appletrees Crescent, Woodland Grange, Bromsgrove
Asking Price £735,000

Features:

- Five generous double bedrooms, including two en-suites
- Vaulted-ceiling master suite with walk-in dressing room
- Bright, extended family room opening onto the garden
- Double garage with remote roller shutter, plus driveway and additional land to the front
- Ground floor study, ideal as a home office
- Newly fitted kitchen with stone worktops and integrated appliances
- Freshly redecorated with new carpets throughout; no onward chain
- Private, low-maintenance garden with paved seating area

Description:

Five double bedrooms, five parking spaces, and your own strip of land out front. This Woodland Grange home doesn't do things by halves.

Set on the sought-after Woodland Grange development in Bromsgrove, this generously extended five-bedroom detached home sits on a private plot on a quiet close, with the added benefit of owning the land to the front. Freshly redecorated and newly carpeted throughout, it's offered with no onward chain and ready to move straight into. Highlights include a vaulted-ceiling master suite with its own dressing room, a bright extended family room opening onto the garden, and a double garage with remote roller shutter.

We asked them what made them buy it...

"We bought this house from plan twenty-six years ago and we were excited from the start, the size of it, and the plot it sat on. We loved the privacy of a quiet close with hardly any traffic, and because we own the land in front we've never felt overlooked. Woodland Grange is a lovely estate, full of families who take real pride in their homes and gardens, and there's a great play park too. Even now, it's the plot we've never stopped loving. All our front windows look out over our own trees, and you really notice the seasons changing in them."

What about the house itself?

"The family room at the back was wonderful when the children were growing up, light and roomy with doors straight onto the garden. We added that ourselves, and knocked through between the kitchen and dining room to open everything up. We also built the master bedroom with its en-suite and walk-in wardrobe, and the vaulted ceiling in there still gets a wow reaction from anyone who sees it for the first time. The garden's had a lot of sunshine and a lot of barbecues over the years, and the walls and hedges keep it private. We've done a big upgrade before selling too, new kitchen, new boiler, new carpets, all redecorated. We've raised four children here and we have so many happy memories. It really is a wonderful family home."

Our agents say...

This is a genuinely substantial family home, and it shows in every room. The master suite is the standout, with its vaulted ceiling, walk-in dressing room and a beautifully finished en-suite with a roll-top bath and separate walk-in shower, while a second en-suite and a modern family bathroom serve the



remaining double bedrooms. Downstairs, the extended family room with its own vaulted ceiling and skylights is a fantastic flexible space, and there's a separate study that's ideal for anyone needing a proper home office setup. The kitchen has been refitted with stone worktops and integrated appliances, with a separate utility room alongside. Parking is rarely an issue here, with a double garage on a remote roller door, driveway space for further cars, and the owners' own strip of land to the front for potential overflow parking when you're entertaining. For families, Woodland Grange offers easy access into Bromsgrove town centre and its schools, plus quick links to the M5 and M42 for commuting. With no onward chain and fresh decoration throughout, this is a home ready for its next chapter. Get in touch today to arrange a viewing.

Details:

Entrance Hall

WC 170. x 1.06

Lounge 4.48 x 3.87 Min excl bay

Dining Room 3.29 x 4.05

Family Room 4.34 x 6.27 Max

Kitchen 3.45 x 5.01

Utility Room 1.70 x 1.75

Study 2.50 x 2.95

First Floor Landing

Master Bedroom 3.95 x 7.00 Max

Ensuite Bathroom 23.96 x 2.95

Dressing Room 2.96 x 2.13

Bedroom Two 4.17 x 3.95 Max

Ensuite 1.94 x 2.01

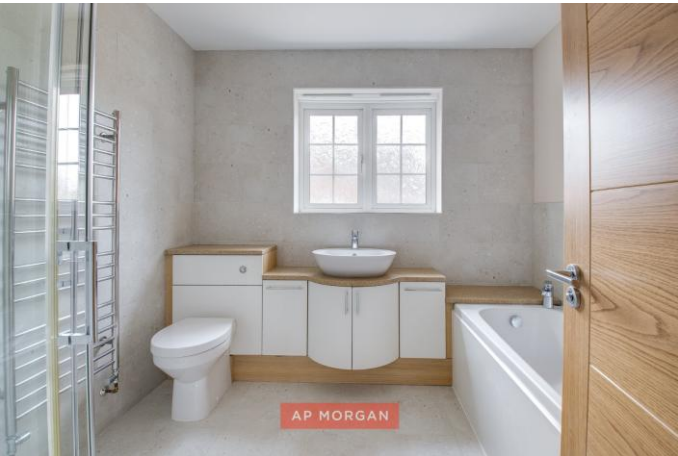
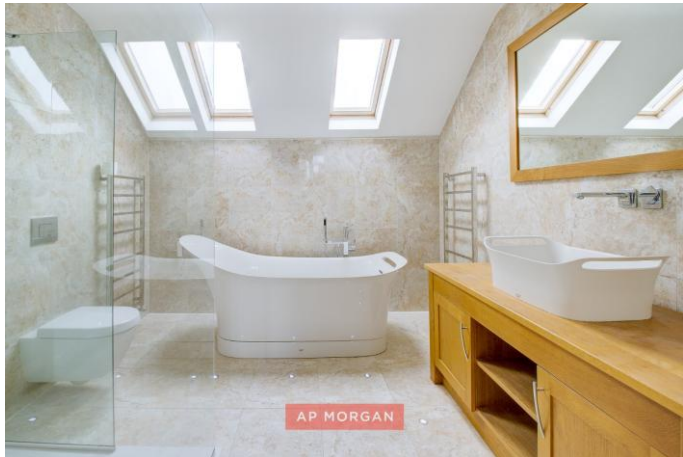
Bedroom Three 4.02 x 3.41 Max

Bedroom Four 3.45 x 3.43

Bedroom Five 3.32 x 2.94

Bathroom 2.31 x 2.94

Double Garage 5.50 x 5.44



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?

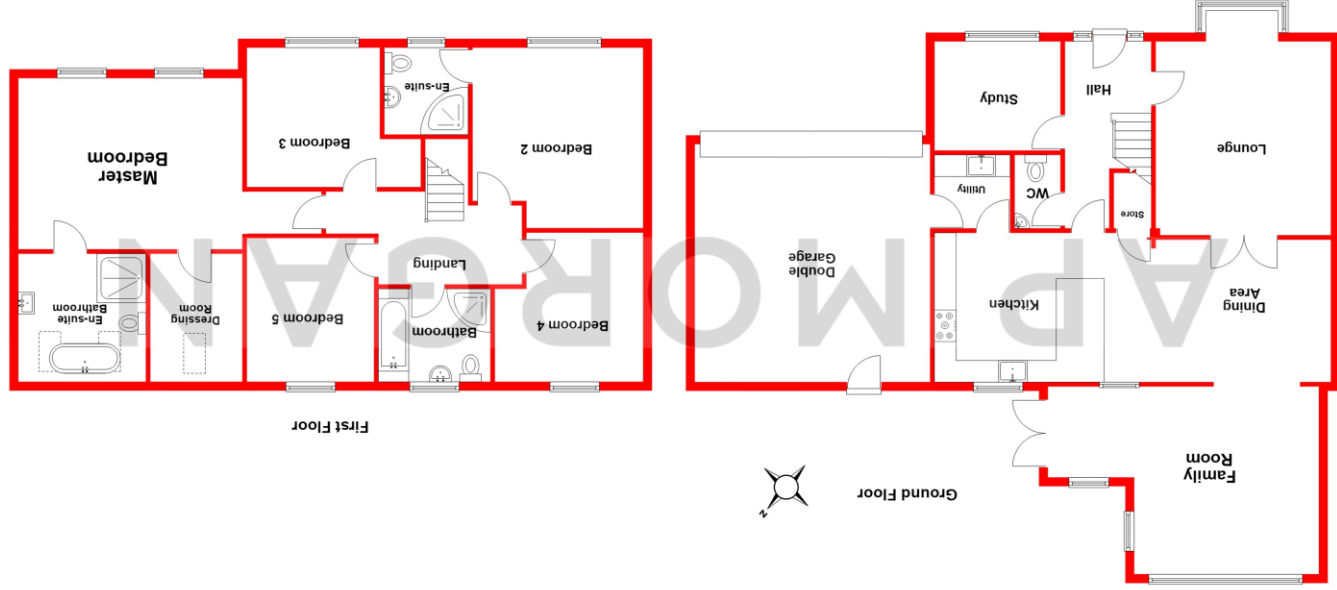
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 234.3 sq. metres (2521.6 sq. feet)

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners, 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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