

**AP MORGAN**



**Crabtree Lane, Bromsgrove, Worcestershire**  
Asking Price £450,000

### Features:

- Beautifully extended 1930s family home on an established Bromsgrove road
- Five bedrooms across the first floor and loft level, including a versatile loft room ideal as a home office
- Two log burners, one in the lounge and one in the sitting room, for cosy nights in
- Impressive open-plan kitchen, dining and family room at the rear, the true heart of the home
- Family bathroom with both a shower and a separate corner bath, plus ground floor WC
- Large, level rear garden with plenty of room for entertaining and children to play
- Driveway parking for two cars
- Within walking distance of well-regarded local schools, parks and everyday amenities

### Description:

Five bedrooms, two log burners, walk-in bay windows, and a garden built for parties. This one has it all.

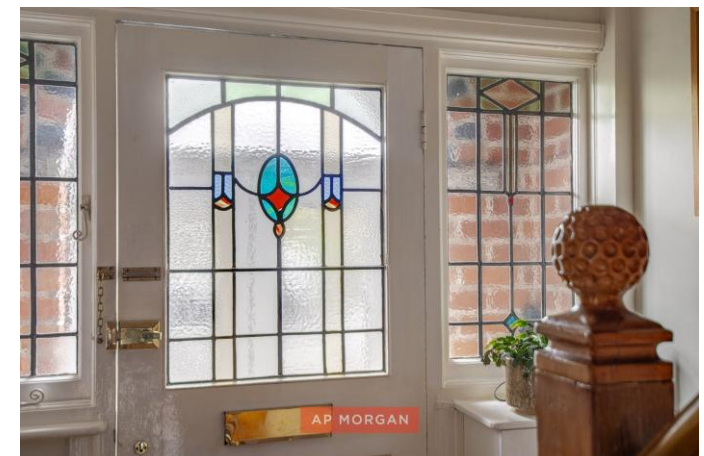
This attractively extended 1930s family home sits on an established Bromsgrove road, within easy reach of local schools, parks and everyday amenities. Five bedrooms, including a versatile loft room, are arranged across the first floor and loft level, with a spacious kitchen, dining and family room at the rear forming the real heart of the house. Two log burners, a driveway for two cars and a large level garden round out a home that has clearly been well loved and well used by the family who has lived here.

We asked them what made them buy it...

"From the moment we walked in, we loved the space, especially the kitchen and the garden. It felt like a real family home. The layout was what won us over: our children's bedrooms felt like their own little world, separate from the rest of the house, and the loft space gave us the perfect office. Being close to the children's schools made a real difference to daily life. The garden and that big kitchen sealed the deal, along with having parking for two cars. We've made real friends on this road over the years, and it's been a wonderful place to raise a family."

What about the house itself?

"We've always loved the garden. All summer we'd have the back doors open, the children playing outside, and we've had some brilliant parties out there, you can fit two bouncy castles on it, if that gives you an idea of the size. Inside, the kitchen is a really large space and it's where we've spent most of our time as a family. We added a new log burner a few years ago, and there's nothing better than sitting in front of it on a cold winter evening. The house feels cosy in winter with the two downstairs rooms, and in summer it feels huge with the back doors thrown open. We've redecorated throughout, and the extension the previous owners put in gave us all the space we needed."



Our agents say...

This is a home that has clearly grown to fit the family living in it. Step inside through the storm porch and original-style stained glass front door and you're straight into that 1930s character: period-style doors, cast iron radiators, and walk-in bay windows to both the lounge and bedroom one. Two log burners, one in the front lounge and one in the sitting room, mean there's always a cosy spot for a winter evening, while the open-plan kitchen, dining and family room at the rear is the real heart of the home, ideal for family life or entertaining. On the first floor and loft level there are five bedrooms in total, including a loft room that works brilliantly as a home office, plus a family bathroom with both a shower and a separate corner bath. Outside, a driveway takes two cars, and the large level rear garden has plenty of room for summer gatherings, football, or simply somewhere for the children to play. Add in an established Bromsgrove road within walking distance of well-regarded local schools, parks and everyday amenities, and this is a home worth putting straight on the viewing list. Get in touch today to arrange a look around.

**Details:**  
**Porch**

**Entrance Hall**

**W/C**

**Lounge** 3.98 x 3.35 Max into bay

**Sitting Room** 3.63 x 3.34

**Kitchen/Dining Room** 5.45 x 7.95 Both max

**First Floor Landing**

**Bedroom One** 4.05 x 3.35 Max into bay

**Bedroom Two** 4.18 x 2.66

**Bedroom Three** 4.18 x 2.69

**Bedroom Five** 2.20 x 2.00

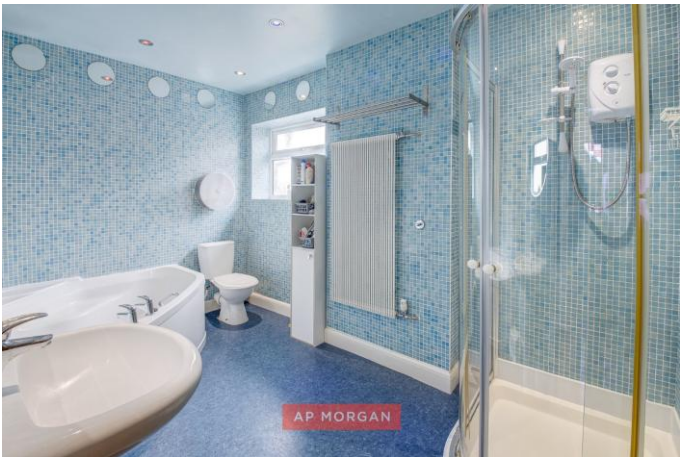
**Store/Study Room** 2.51 x 2.00

**Family Bathroom** 3.59 x 2.23

**Bedroom Four** 6.83 x 2.72

**EPC Rating:** D  
**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 Wisser 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.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

Property to sell?

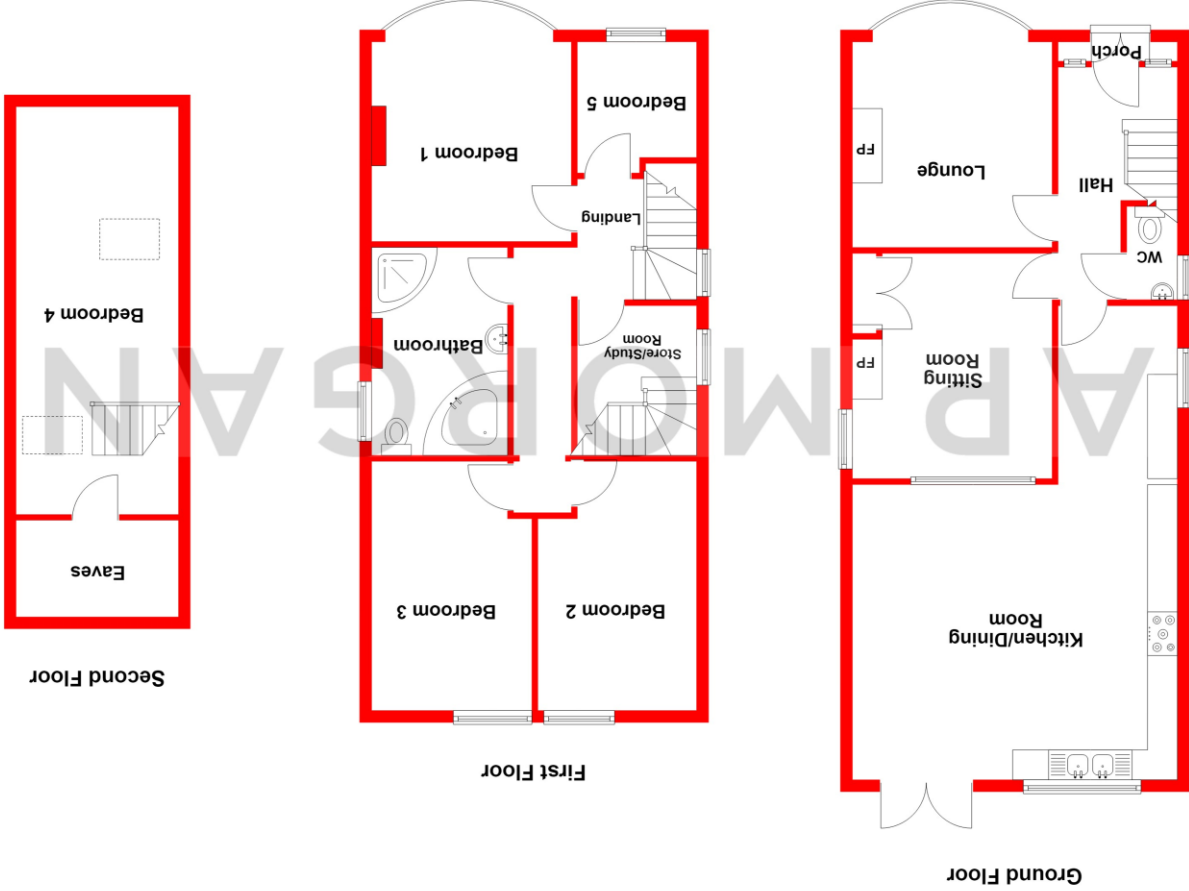
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 151.9 sq. metres (1634.5 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 Planlup.

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