

AP MORGAN



Old Stratford Road, The Oakalls, Bromsgrove
Offers Over £450,000

Features:

- Four-bedroom detached home on the sought-after Oakalls development
- Only two owners since new
- Peaceful no-through road setting with mature tree-lined outlook
- En-suite shower room to master and ground floor guest WC
- EV charging point already installed
- Sun-trap rear garden with paved and timber entertaining areas
- Garage with water supply, plus potential for conversion (subject to planning)
- Excellent access to M5/M42/M40 and direct rail link to Birmingham from Aston Fields

Description:

A quiet no-through road, a garden nobody forgets, and only two owners in its whole history. Welcome to the Oakalls.

Tucked away within the popular Oakalls development, this beautifully presented four-bedroom detached home has had just two careful owners since it was built. With an en-suite to the master, a ground floor guest WC, EV charging already in place, and a garden built for long summer evenings, it's the kind of home families tend to hold onto for years. Sitting on a peaceful no-through road with a mature tree line to the front, it offers privacy without ever feeling remote.

We asked them what made them buy it...

"It was our first proper move up, only the second owners this house has ever had. Compared to where we were before, it felt bigger straight away, and having a garage was such a bonus. There's no through traffic here either, so it's always been quiet. It just felt like the right place to put down roots."

What about the house itself?

"Outside is really an extension of the inside when the weather's on our side. It's been perfect for summer entertaining, the kids playing out, and quiet mornings with a coffee. We've refreshed the kitchen and both bathrooms since we've been here. The garden is the thing everyone comments on the first time they visit. It catches the sun at the front early on, then the back is sun drenched from late morning. There's good parking for visitors too, and having a water tap and sink out in the garage has been surprisingly useful."

Our agents say...



This is exactly the kind of location we see requested again and again: the Oakalls is well established, well regarded, and within reach of some excellent local schooling, giving families plenty of choice. Commuters are well served too, with straightforward access to the M5, M42 and M40, and a direct rail link into Birmingham city centre from Aston Fields. Inside, built-in storage to the master and second bedroom adds everyday practicality, and there's scope to convert the garage into further living space if a buyer wanted it, subject to the usual planning permissions. But it's the garden that really sells this one: paved and timber seating areas, steps down to an immaculate lawn, and that sun-trap feel that makes it usable from morning through to evening. Get in touch and we'll set up a viewing.

Details:

Entrance Hall

Guest W/C 0.95 x 1.69

Lounge 4.56 x 3.34 Max incl bay

Dining Room 3.50 x 2.30

Kitchen 2.64 x 2.94

Utility Room 2.67 x 1.45

Garage 5.27 x 2.54

First Floor Landing

Master Bedroom 4.17 x 3.61 Max incl wardrobes

En-suite 1.62 x 2.18 Max

Bedroom Two 3.95 x 2.62 Max

Bedroom Three 3.12 x 2.88 Max

Bedroom Four 2.08 x 2.69 Max

Family Bathroom 1.70 x 2.26

EPC Rating: D

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).



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

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.

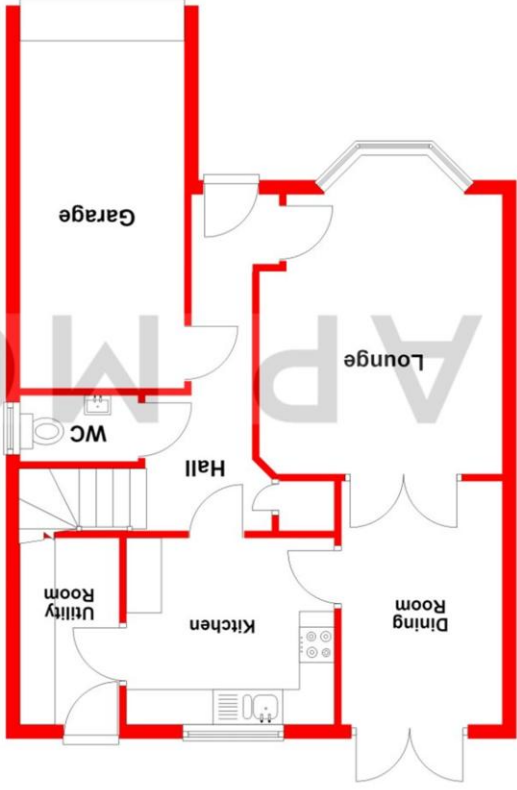
Need a solicitor?

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.

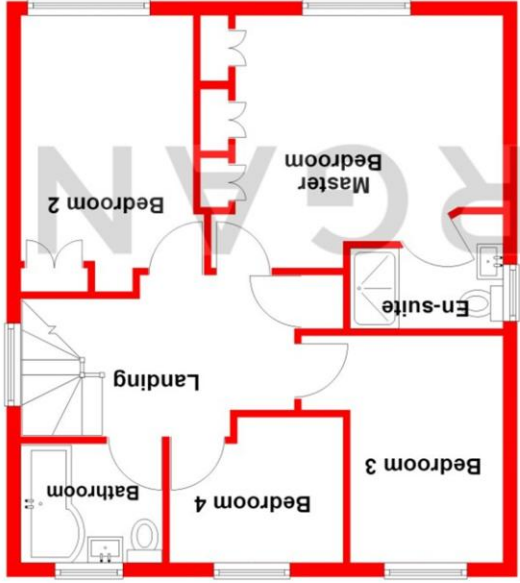
Identity Checks

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.

Ground Floor



First Floor



Total area: approx. 114.5 sq. metres (1232.9 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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