

**AP MORGAN**



**Peterbrook Road, Majors Green, Worcestershire**  
Asking Price £490,000

**Features:**

- Sought After Area of Majors Green
- Private Off Road Parking for Multiple Cars & Garage
- Exceptional Condition Throughout
- Four Double Bedrooms
- Detached Dorma Bungalow
- Full Width Kitchen/Dining Room
- Catchment for Solihull Schools

**Description:**

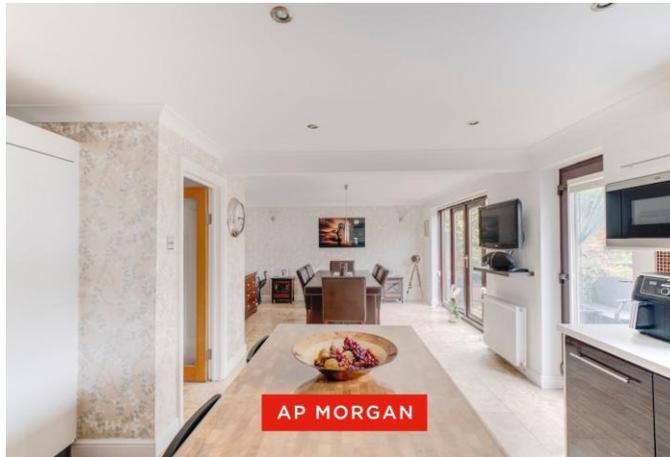
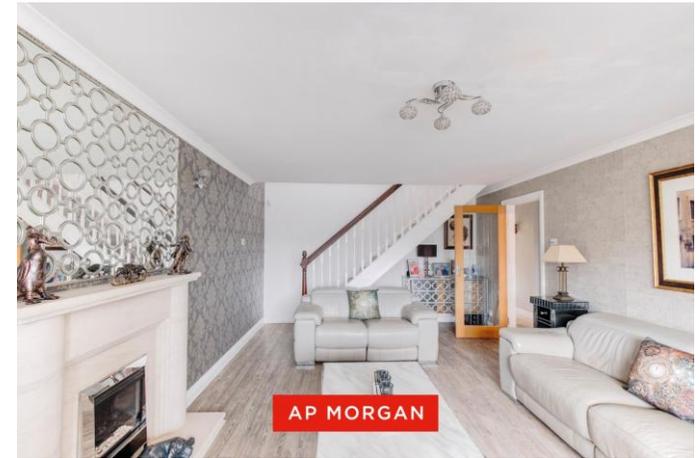
Nestled in the highly sought-after location of Majors Green, this immaculately presented four double bedroom detached bungalow with dormer offers a unique blend of spacious living and versatile accommodation.

Boasting an open-plan kitchen/dining room, a utility room with external entrance, and an attached garage, this property is designed for modern family living. The property is approached via a private driveway, providing ample parking and a sense of exclusivity.

Once inside, the interior briefly comprises: a welcoming entrance hall leading to a generously sized lounge, perfect for relaxation and family gatherings. The heart of the home lies in the expansive open-plan kitchen/dining room, providing a fantastic space for cooking, dining, and entertaining. A separate reception room/bedroom 4 offers flexible space for a home office, playroom, or guest bedroom. A practical utility room with an external entrance adds to the convenience of the ground floor, alongside a WC.

Ascending to the first floor, you'll discover three further double bedrooms, offering ample space for family and guests. A modern family bathroom serves the bedrooms, ensuring comfort and convenience for all.

Moving outside, the property enjoys a beautifully landscaped private garden with a stunning pergola, providing a perfect setting for outdoor dining, entertaining, and relaxation.



This home is ideally located within catchment for good schools, making it an ideal choice for families. Solihull Retail Park, Shirley High Street, as well as a wide range of amenities are also within easy reach. It is also conveniently placed for the main motorway networks, making commuting a breeze.

**Details:**

**Hall**

**Lounge** 21' x 12'9" (6.4m x 3.89m) Both Max

**Reception/Bedroom 4** 13' x 10'10" (3.96m x 3.3m)

**Downstairs WC** 7'1" x 2'10" (2.16m x 0.86m)

**Kitchen/Dining Room** 26'11" x 14'4" (8.2m x 4.37m) Both Max

**Utility Room** 9'9" x 6'11" (2.97m x 2.1m)

**Garage** 12'5" x 9'9" (3.78m x 2.97m)

**Landing**

**Bedroom 1** 16'4" x 10'3" (4.98m x 3.12m)

**Bedroom 2** 14'10" x 8'11" (4.52m x 2.72m)

**Bedroom 3** 11'3" x 8'7" (3.43m x 2.62m)

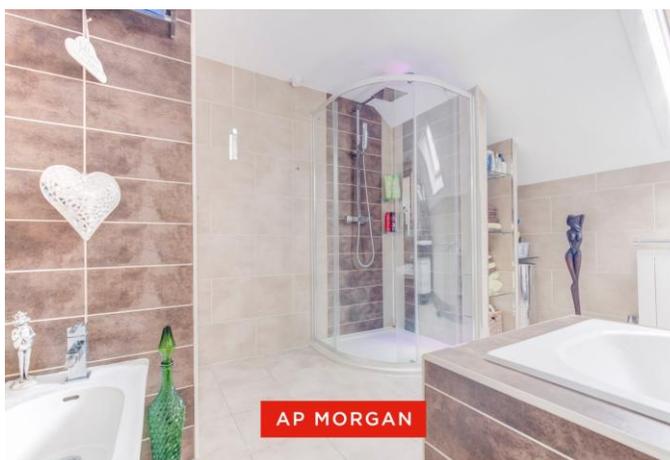
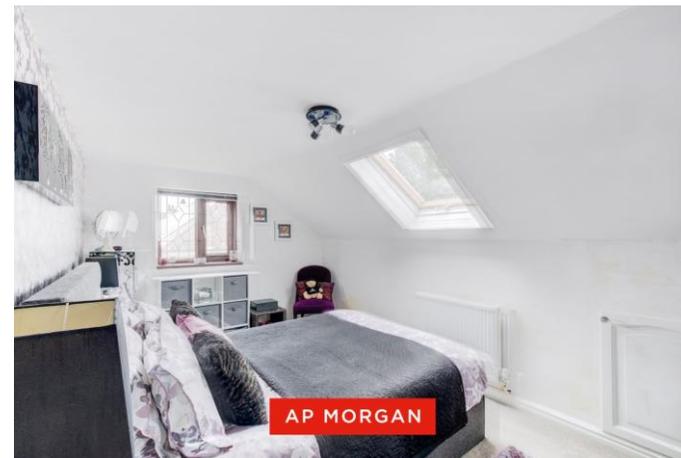
**Bathroom** 11'9" x 10'11" (3.58m x 3.33m) Both Max

**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 0121 817 8585.



## 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 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

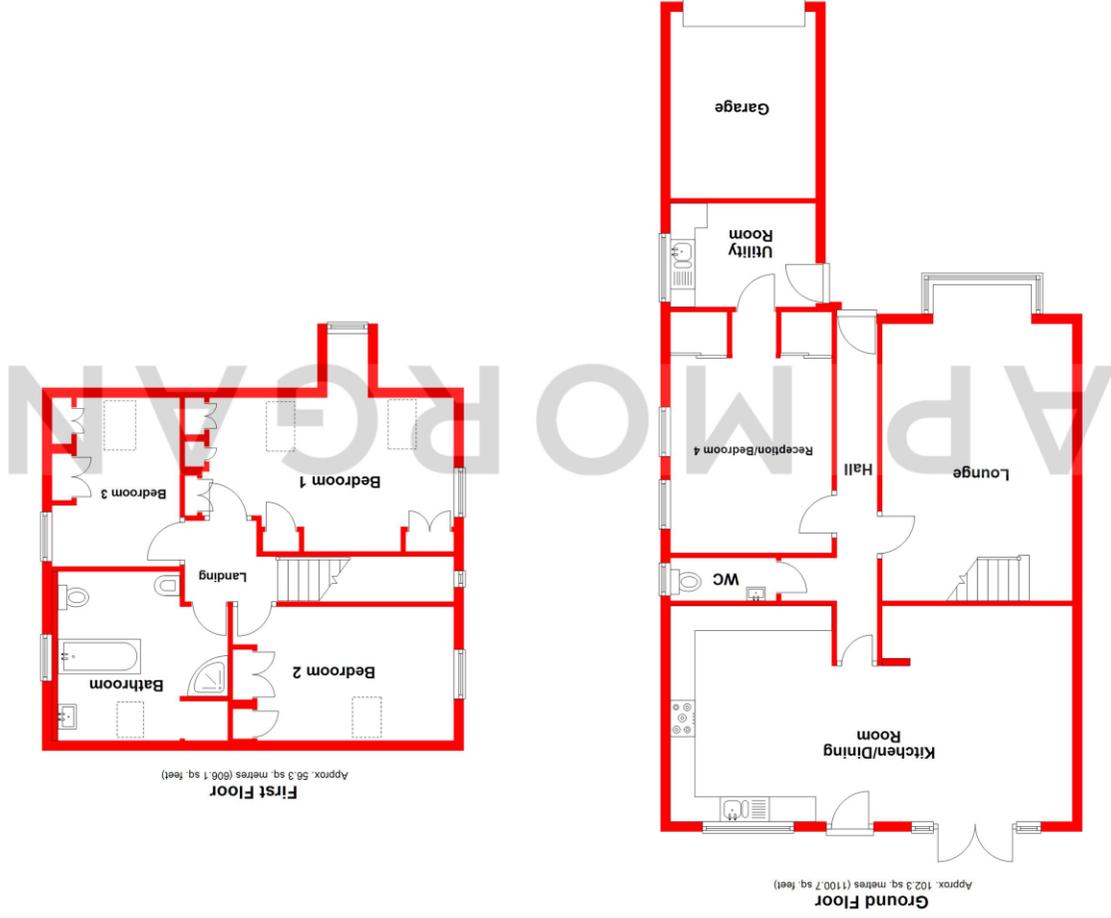
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 158.6 sq. metres (1706.8 sq. feet)

What every attempt has been made to ensure the accuracy of the footprint 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 PlanItP.

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