

**AP MORGAN**



**Burnham Road, Wythall, Worcestershire**  
Offers Over £600,000

### Features:

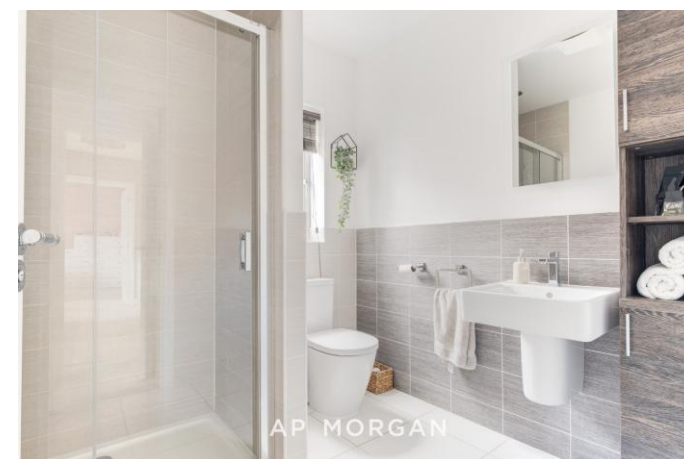
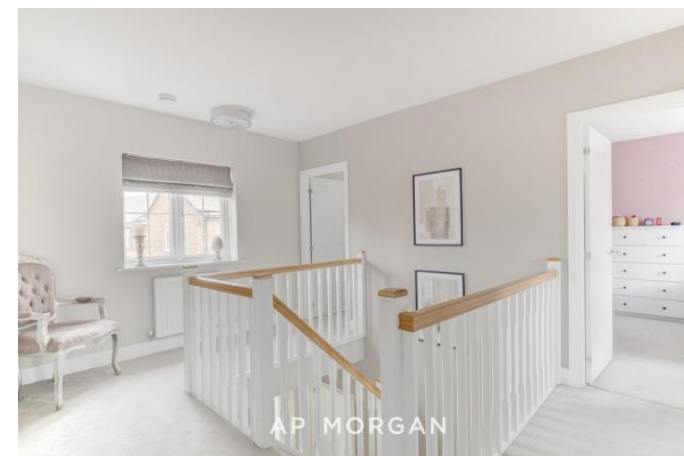
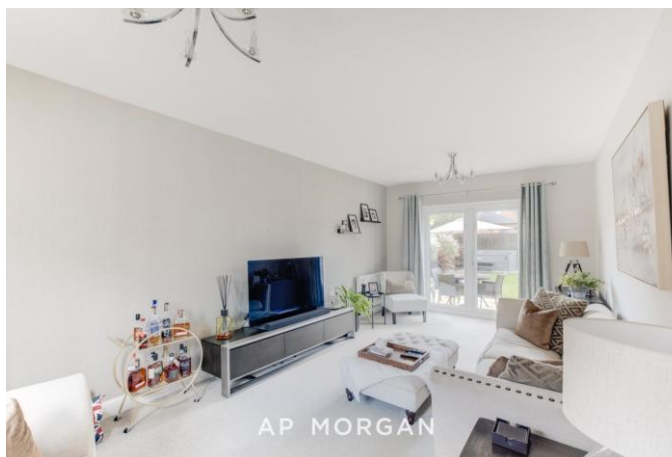
- Four-Bedroom Detached Family Home
- Approx. 1,596 sq. ft. of Accommodation
- Stunning Open-Plan Kitchen/Dining Room with Underfloor Heating
- Spacious Lounge plus Separate Playroom/Home Office
- Principal Bedroom with Ensuite Shower Room
- Private Driveway and External Garage
- Largest Rear Garden on the Development
- Hot Tub with Bespoke Pergola & Excellent Access to Schools, Amenities and Transport Links

### Description:

Situated on a sought-after modern development, this beautifully presented four-bedroom detached family home offers generous and versatile accommodation extending to approximately 1,596 sq. ft. The property features a spacious lounge, an impressive open-plan kitchen/dining room complete with underfloor heating, and a separate playroom/home office, making it perfectly suited to modern family living. Occupying a prime position within the development, the home further benefits from the largest rear garden on the estate, thoughtfully landscaped and enhanced by a luxurious hot tub housed beneath its own bespoke pergola.

The property is approached via a private driveway providing off-road parking and leading to the external garage. A welcoming entrance hall gives access to a bright and spacious lounge, ideal for relaxation, while to the rear of the property is the superb kitchen/dining room, fitted with a comprehensive range of contemporary units, integrated appliances and ample space for family dining and entertaining. The ground floor also benefits from a versatile playroom, perfect as a children's room, home office or additional reception room, together with a convenient guest WC.

To the first floor, the landing leads to four well-proportioned bedrooms. The impressive principal bedroom enjoys the luxury of its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. The



layout offers excellent flexibility for growing families and those requiring work-from-home space.

Externally, the standout rear garden is the largest within the development and has been beautifully maintained to create a fantastic outdoor living environment. The garden provides generous lawned and seating areas together with a stunning hot tub positioned beneath a dedicated pergola, creating the perfect setting for entertaining or unwinding year-round.

Conveniently located for local amenities, highly regarded schools, public transport links and major road networks, this exceptional family home combines space, style and practicality in equal measure.

#### Details:

##### Hall

**Living Room** 20'8" x 10'10" (6.3m x 3.3m)

**Play Room** 10'2" x 9'11" (3.1m x 3.02m)

**Kitchen/Dining Room** 21'5" x 14'8" (6.53m x 4.47m)

##### Landing

**Principal Bedroom** 18'5" x 13'2" (5.61m x 4.01m) Both Max

**Ensuite Shower Room** 7'7" x 6'10" (2.3m x 2.08m)

**Bedroom 2** 10'4" x 11' (3.15m x 3.35m)

**Bedroom 3** 10'2" x 11' (3.1m x 3.35m)

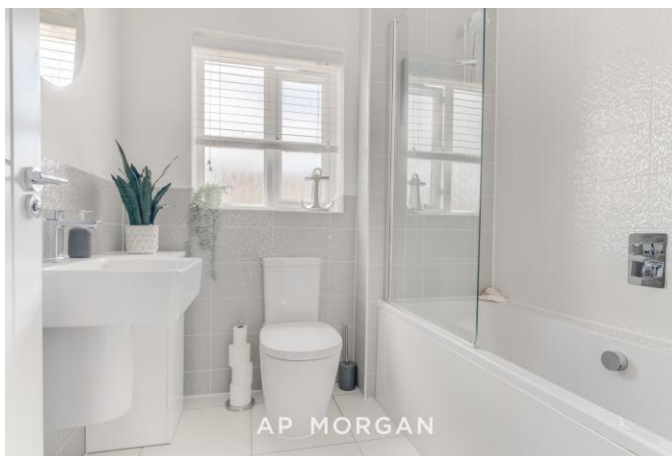
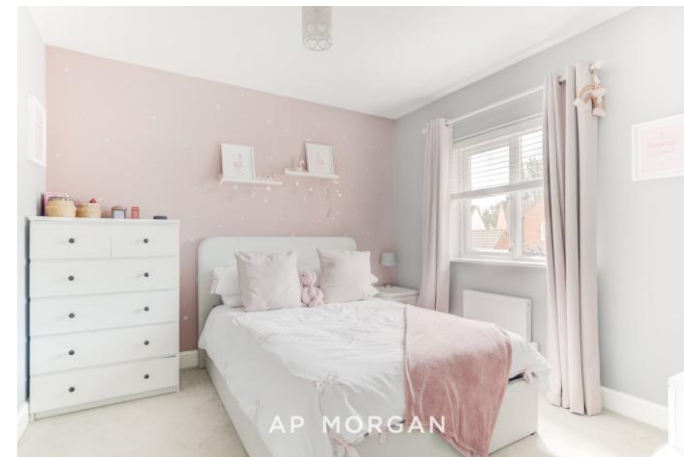
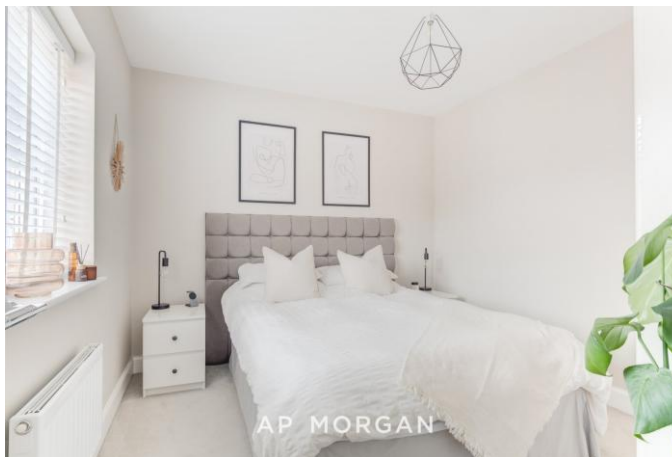
**Bedroom 4** 10'2" x 9'11" (3.1m x 3.02m) Both Max

**Bathroom** 6'7" x 6'6" (2m x 1.98m)

**EPC Rating:** B

**Council Tax Band:** F (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).



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Property to sell?

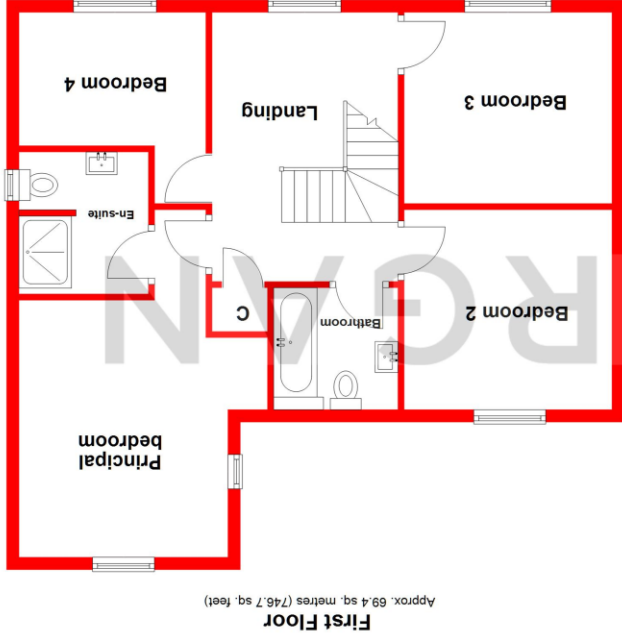
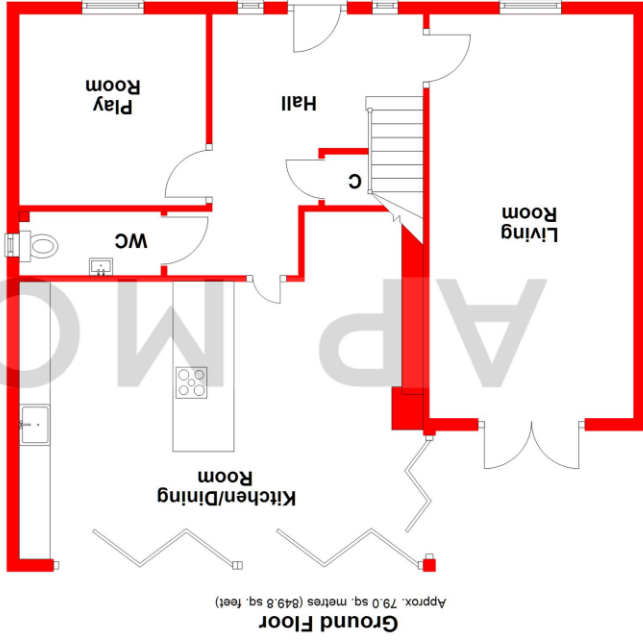
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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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. 148.3 sq. metres (1596.5 sq. feet)

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