

AP MORGAN



**Miller Close, Stoke Heath, Bromsgrove**  
£1,400 per month



### Features:

- Four Bedroom Detached House
- Garage & Driveway
- Open plan kitchen/family room
- Additional reception/play room
- Utility & store room
- Family bathroom, En-suite & ground floor w/c
- Southerly Facing Rear Garden
- EPC = D

### Description:

Available from the end of July/early August is this well-presented and spacious, four bedroom detached family home, situated in a well-regarded residential area of Stoke Heath, Bromsgrove.

The layout briefly comprises:

Ground floor: Entrance hallway, cloakroom/store room, ground floor w/c, reception/play room, utility room, and an impressive open plan kitchen/dining/family room with bi-fold doors out to the rear garden.

First floor: Master bedroom with en-suite shower room, further three good-sized bedrooms and a family bathroom.

To the front: A generous block paved driveway for parking multiple cars and access to the front of garage store space.

To the rear: Southerly facing rear garden laid to lawn with block paved seating areas.

Additional benefits include gas fired central heating, double glazing and solar panels benefitting from reduced utility bills.

Ideally located for desirable school catchments, local amenities, Co-op convenience store, supermarket as well as providing good access to the national road networks.



**Details:**

**Entrance Hall**

**Cloakroom/Store** 10'8" x 6'4" (3.25m x 1.93m) Min

**Reception/Play Room** 12'1" x 9'6" (3.68m x 2.9m)

**Open Plan Kitchen/Family Room** 15'4" x 23'9" (4.67m x 7.24m)

**Utility Room** 6'1" x 7' (1.85m x 2.13m)

**First Floor Landing**

**Master Bedroom** 15'2" x 9'9" (4.62m x 2.97m)

**En-suite Shower** 4'6" x 2'7" (1.37m x 0.79m)

**Bedroom Two** 10'1" x 7'11" (3.07m x 2.41m)

**Bedroom Three** 11'5" x 7' (3.48m x 2.13m)

**Bedroom Four** 6'6" x 13'1" (1.98m x 4m)

**Family Bathroom** 8'1" x 5'5" (2.46m x 1.65m)

**Garage** 15'2" x 10'2" (4.62m x 3.1m)



**EPC Rating:** D

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

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

For more information or to arrange a viewing, please call us on 01384 319 400.



## 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 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

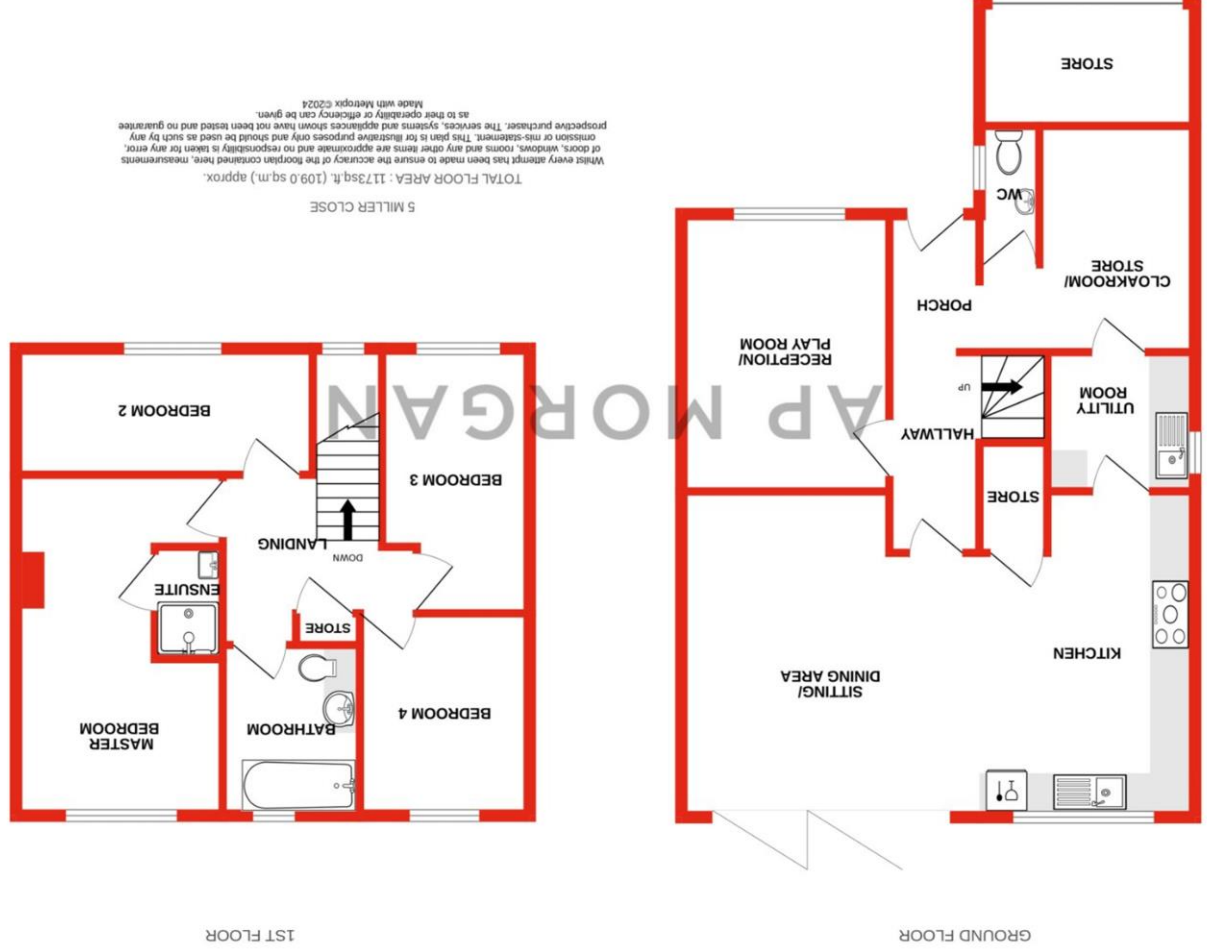
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



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