

AP MORGAN



Ashgrove Close, Marlbrook, Bromsgrove
£1,900 per month

Features:

- Detached family home
- Four generous sized bedrooms
- Sought after location of Marlbrook
- Lounge and separate dining room
- Stylish fitted kitchen & utility room
- Modern family bathroom, en-suite & ground floor w/c
- Landscaped rear garden with views over nearby field
- Driveway and garage

Description:

A well-presented and spacious four-bedroom detached home available to rent now. The property occupies a highly regarded location on a no through road in Marlbrook, Bromsgrove, with open views across neighbouring fields.

On arrival, the property presents a large driveway suitable for multiple vehicles, as well as an attached garage providing additional parking and storage. At the front, there is also a small lawn bordered with shrubbery and a side gate allowing direct access to the rear garden. All front-facing windows are internally fitted with shutters for maximum privacy.

To the front of the property is a porch leading into the main hallway. The ground floor includes a bright and welcoming lounge with a bay window and feature fireplace, a separate dining room with storage under the stairs, a stylish, well-equipped kitchen with integrated appliances including a double oven, gas hob, extractor and dishwasher, and a useful utility area with space for laundry appliances and access to the garden. There is also a convenient downstairs WC.

Upstairs, the first-floor landing gives access to the master bedroom with its own en-suite shower room, a further double bedroom, two additional bedrooms, and the family bathroom with a shower over the bath.

To the rear, the property enjoys an attractive, landscaped garden with patio seating areas, lawn and planted borders, all enclosed by fencing and offering lovely views of the open field beyond.



Marlbrook is a highly regarded residential area offering a peaceful setting while remaining close to excellent local amenities, schools and transport links. The nearby Lickey Hills Country Park provides beautiful walks and outdoor leisure opportunities, while Bromsgrove town centre offers a range of shops, restaurants, supermarkets, leisure facilities and access to the M5 and M42 motorway network.

Details:

Porch

Entrance Hall

Guest W/C 1.64 x 0.88

Lounge 5.86 x 4.14 Max incl. bay

Kitchen 2.59 x 3.00

Utility Room 2.13 x 1.66

Dining Room 3.84 x 2.72

Garage 5.24 x 2.53

First Floor Landing

Master Bedroom 3.57 x 2.82

En-suite 2 x 1.47

Bedroom Two 2.88 x 3.46

Bedroom Three 2.82 x 2.25

Bedroom Four 2.6 x 2.92

Bathroom 2 x 1.78

EPC Rating: D

Council Tax Band: E (tbc by solicitors).

Tenure: To be advised (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 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 01527 910 300, or visit their website for more information: 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.

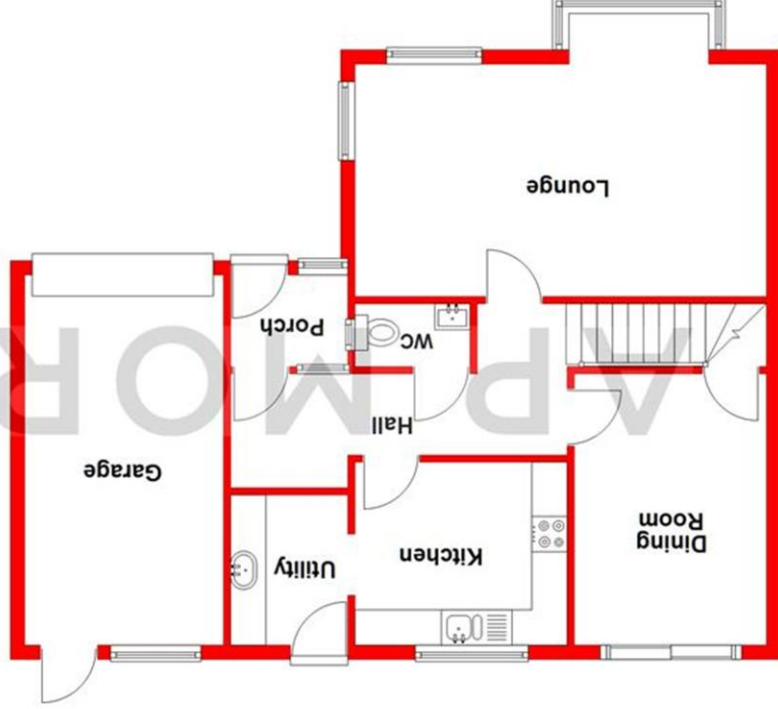
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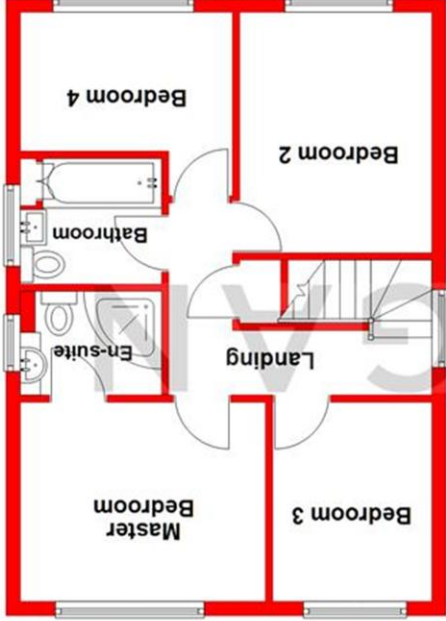
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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, to arrange a survey.

Ground Floor
Approx. 766.4 sq. feet



First Floor
Approx. 530.6 sq. feet



Total area: approx. 1317.1 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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