

**AP MORGAN**



**New Road, Bromsgrove, Worcestershire**  
Offers in the region of £750,000



**Features:**

- Traditional & thoughtfully extended detached residence
- Five double bedrooms - Two with en-suites
- Impressive open plan fitted kitchen/dining room & utility
- Two reception rooms both with wood burners
- Stylish family bathroom & ground floor W/C
- Garage, driveway & large rear garden
- Highly sought after village location
- EPC - C

**Description:**

Occupying a substantial plot on a prestigious road in Aston Fields, Bromsgrove; is this stunning, five double bedroom, traditional detached residence, which has been thoughtfully extended and modernised by the current owners to provide a versatile and spacious family home. The property is located a short walk from the recently expanded Bromsgrove Rail station, and a variety of popular shops, bars, salons, and restaurants in Aston Fields Village.

The imposing double fronted property is separated from the road via a mature hedgerow and is approached via a large, gravelled driveway for parking multiple cars and access to a garage. Upon entering through the front door, the welcoming interior briefly comprises: Entrance hallway; cosy lounge with feature wood burner; additional sitting room also with wood burner; impressive open plan kitchen/dining/family room which spans the full width of the property and benefits from a comprehensive range of fitted wall and base units, integrated larder fridge, dishwasher, microwave and ceramic Belfast style sink. To complete the ground floor is a useful utility room having inset sink and space for washing machine and tumble dryer, and a ground floor guest W/C.

Rising upstairs the generous first floor landing offers a feature window with commanding views over the rear gardens, and door radiating off to: double bedroom two





having en-suite shower room; double bedrooms three, four and five; and a sizeable family bathroom suite enjoying a roll top bathtub and separate walk-in shower.

An additional staircase rises to the second floor which exclusively hosts the generous master bedroom, modern en-suite bathroom, and a walk in wardrobe.

Moving outside the property features a substantial and beautifully maintained rear garden, predominantly laid to lawn with well stocked planted borders, paved patio seating area and timber shed store.

Further benefits include: Gas fired central heating and double glazing throughout, wet underfloor heating system throughout the ground floor, high spec engineered wood flooring, and attractive travertine stone flooring throughout kitchen/dining room.

Bromsgrove is a thriving market town, extremely popular with commuters, with frequent trains to Birmingham and Worcester, and only a few miles from the M42 and M5 motorways. The property is nearby to good schools in the area including South Bromsgrove High School and the much sought-after Aston Middle School both of which are currently rated 'Outstanding' by OFSTED. Bromsgrove School is one of the UK's oldest independent schools, founded in 1553, and offers co-education from 2 to 18 years.

**Details:**

**Entrance Hall**

**Lounge** 16'2" x 11'1" (4.93m x 3.38m)

**Sitting Room** 15'8" x 11'1" (4.78m x 3.38m)



## 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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

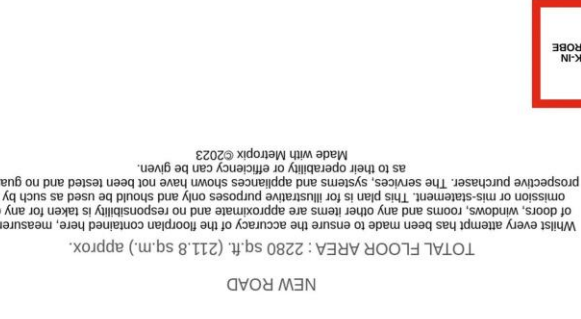
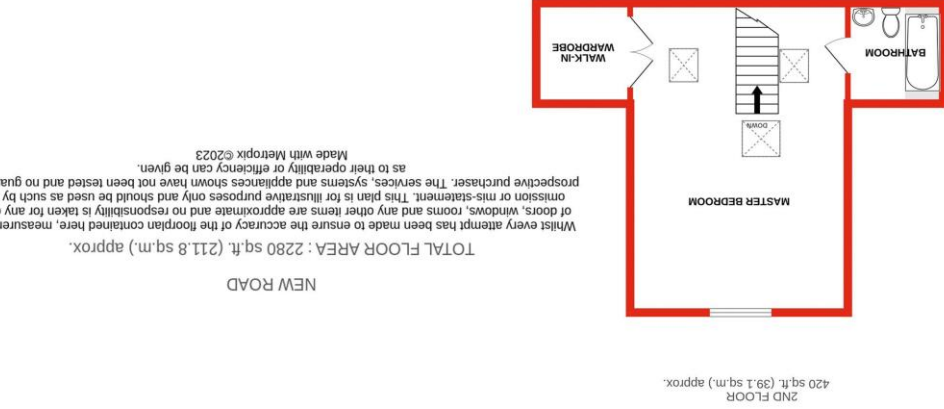
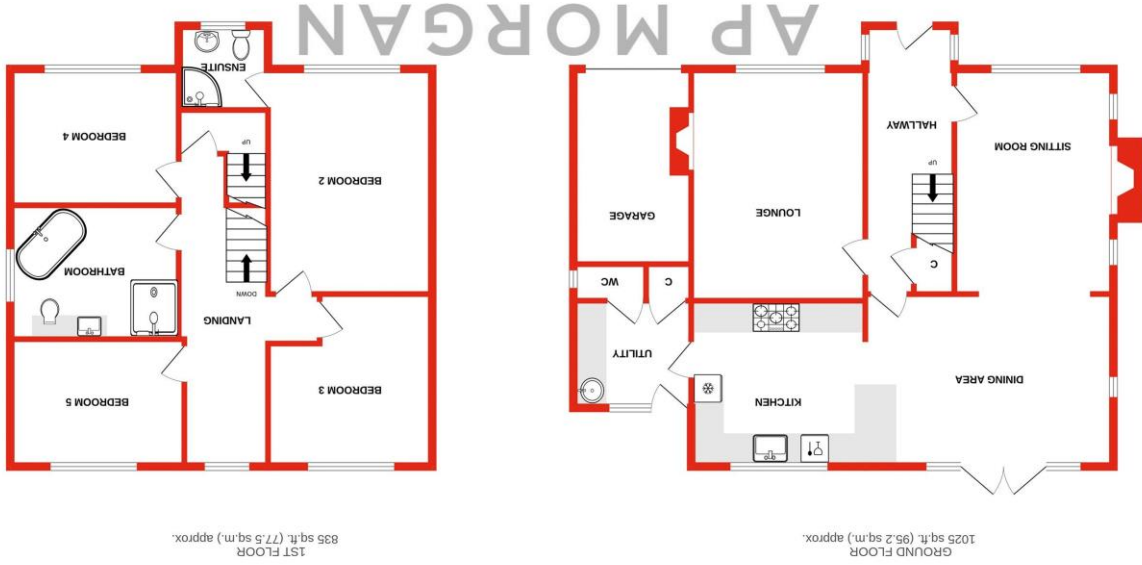
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### Need a solicitor?

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