

AP MORGAN



Avoncroft Road, Stoke Heath, Bromsgrove
Offers Over £499,000

Features:

- Generously laid & extended detached family home
- Four spacious bedrooms
- Family bathroom, en-suite & ground floor W/C
- Extensive lounge & two additional reception rooms
- Contemporary open plan kitchen/dining room & separate utility
- Good sized enclosed rear garden
- Garage & block paved driveway
- EPC - D

Description:

An immaculately presented, and thoughtfully extended, four-bedroom, detached family residence, situated in a sought-after, of Stoke Heath, Bromsgrove.

The attractive property is approached via a generous driveway offering parking for multiple cars and a well presented fore-garden. Once inside the property briefly comprises; Enclosed porch; Entrance hallway giving off to a ground floor W.C; spacious lounge with a feature bay window to the rear aspect; sitting room; additional reception room currently being used as a home office; utility room with internal door through to the garage; and an impressive kitchen/breakfast room, enjoying a comprehensive range of fitted wall and base units, breakfast bar, integrated oven, fridge/freezer, five burner gas hob, and dishwasher. The ground floor is complimented by a modern vaulted ceiling extension to the rear of the kitchen which offers a formal dining space having dual aspect views to the rear and large bi-fold doors to extend the space into the garden during those warmer months.

Rising upstairs, the first floor gallery landing has doors radiating off to: An impressive master bedroom suite, boasting a generous dressing area with fitted wardrobes and access to an en-suite shower room; further three good sized bedrooms; and a family bathroom suite having shower over bath.

Moving outside the rear of the property features a well-presented sunny aspect garden mainly laid to lawn, with a large paved patio area, timber shed store, and side access gate to the frontage.

Additional benefits include: gas fired central heating; double glazing; external garden tap and double socket; and a large boarded loft space with fitted lighting and pull down loft ladder.



Situated in the desirable area of Stoke Heath, not far from local shops, amenities, and well-regarded schooling, with countryside walks on the doorstep and popular country pubs. The M5 is easily accessible, providing motorway links to Birmingham City Centre, and Bromsgrove Train Station is less than 3 miles away, offering services to Birmingham, Worcester and surrounding areas.

Details:

Porch 3'6" x 5'6" (1.07m x 1.68m)

Entrance Hall

Lounge 15'9" (4.8) max into bay x 22'7" (6.88) max

Sitting Room 11'5" x 10'4" (3.48m x 3.15m)

Reception Room 11'6" x 8'2" (3.5m x 2.5m)

Kitchen 13'5" (4.1) max into doorway x 10'1" (3.07)

Dining Area 11'6" x 10'3" (3.5m x 3.12m)

Utility Room 5'7" x 8'2" (1.7m x 2.5m)

Ground Floor W/C 3'1" x 5'9" (0.94m x 1.75m)

Garage 18'1" x 8'1" (5.5m x 2.46m)

First Floor Landing

Master Bedroom 12'2" (3.7) max x 18'6" (5.64) max inc wardrobes

En-suite Shower Room 7'3" x 5'6" (2.2m x 1.68m)

Bedroom Two 13' x 8'2" (3.96m x 2.5m)

Bedroom Three 9' x 8'8" (2.74m x 2.64m)

Bedroom Four 10'4" x 7' (3.15m x 2.13m)

Bathroom 7'5" x 5'6" (2.26m x 1.68m)

EPC Rating: To be confirmed

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (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?

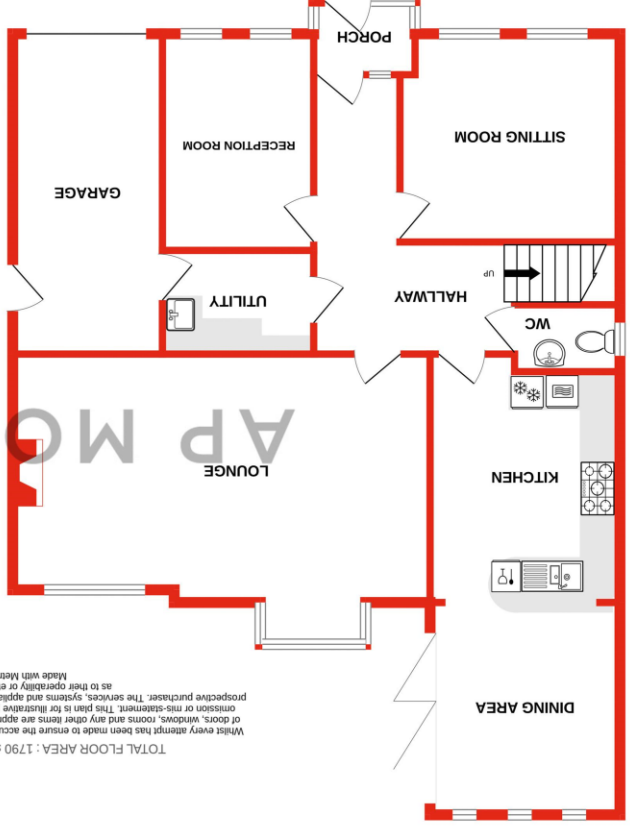
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

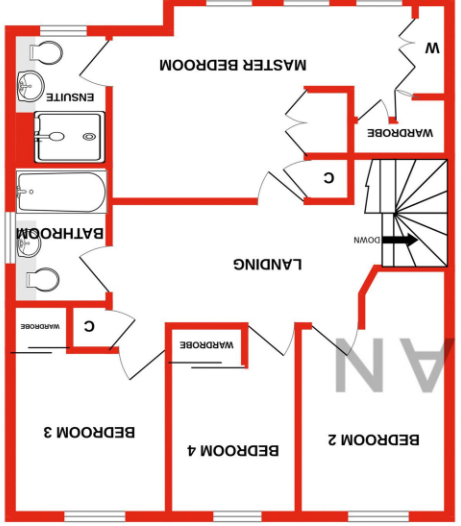
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Need a removal company and storage?

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, to arrange a survey.



GROUND FLOOR: 1142 sq.ft. (106.1 sq.m.) approx.



1ST FLOOR: 647 sq.ft. (60.1 sq.m.) approx.

What 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 service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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