

**AP MORGAN**



**Marlborough Avenue, Aston Fields, Bromsgrove**  
Guide Price £795,000

### Features:

- Extensively extended detached family residence
- Six generous sized bedrooms & three bathrooms
- Versatile annexed
- Two spacious reception rooms
- Fitted kitchen/diner & separate utility room
- Mature & private aspect rear garden
- Large driveway & garage
- Highly regarded location
- EPC - E

### Description:

An excellent opportunity to purchase this imposing, versatile, detached family home boasting flexible spacious living accommodation: five bedrooms of which four are double and a single bedroom/boxroom plus a self-contained annex/6th bedroom. The property is situated on a prestigious road within Aston Fields, Bromsgrove.

The original period style property was constructed in the late 1930's and has been thoughtfully extended over the years while still maintaining some of the charming original features. The property is set back from the road via a variety of mature foliage and trees which add to the privacy of the plot, a generous driveway leads up-to the garage which can be accessed via a remote operated roller shutter door and is fitted with electrical sockets and lighting.

A private patio seating area wraps around to the front, leading to a enclosed double-glazed porch and a decorative front door. Once inside the substantial interior briefly comprises: Entrance hallway with stairs rising to the first floor and handy under stairs store cupboard; Lounge with feature bow bay window and gas fire; formal dining/sitting room with views to the rear garden; stylish fitted kitchen having a range of fitted solid wood kitchen units and worktops, space for a dining table, integrated oven, electric hob, fridge, and space for free standing appliances; separate utility room having plumbing for washing machine and space for tumble dryer; and ground floor shower room.

Rising upstairs the generous split level first floor landing has an excellent space for a study area and doors radiating off to : Four large double bedrooms; single bedroom six/study and the annex which provides a bedsitting area consisting of two rooms plus ensuite with its own second stairs or access from one of the bedrooms in the main house with lockable door.

Moving outside the large rear garden is laid to lawn with patio seating areas, a variety of mature planted shrubbery and trees and side access to the frontage.

Situated in a highly regarded location to the East of Bromsgrove town centre with ease of access to local shops, amenities, well-respected private and state schooling and Aston Fields train station for links into Birmingham Worcester and further afield. Bromsgrove Town offers a variety of further



shopping, leisure facilities and eateries, with major road links including the M5 and M42.

**Details:**

**Porch**

**Entrance Hall**

**Lounge** 15'9" (4.8) max into bay x 12' (3.66)

**Sitting/Dining Room** 12' x 20'4" (3.66m x 6.2m)

**Kitchen/Dining Room** 16'8" x 11' (5.08m x 3.35m)

**Utility Room** 9' x 11' (2.74m x 3.35m)

**Shower Room** 6'10" x 5'9" (2.08m x 1.75m)

**Garage** 21'5" x 14'4" (6.53m x 4.37m)

**First Floor Landing**

**Bedroom One** 16'3" (4.95) max into bay x 11'10" (3.6) max

**Bedroom Two** 11'11" x 11'11" (3.63m x 3.63m)

**Bedroom Three** 12' x 11' (3.66m x 3.35m)

**Bedroom Four** 11'1" x 11' (3.38m x 3.35m)

**Bedroom Five** 7' x 8' (2.13m x 2.44m)

**Self Contained Annex/Bed 6** 12'6" x 14'4" (3.8m x 4.37m)

**Family Bathroom** 8' x 7'10" (2.44m x 2.4m)

**Shower Room** 8'9" x 5'8" (2.67m x 1.73m)

**EPC Rating:** To be confirmed

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

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

**For more information or to arrange a viewing, please call us on 01527 910 300.**



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### Need a mortgage?

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### Property to sell?

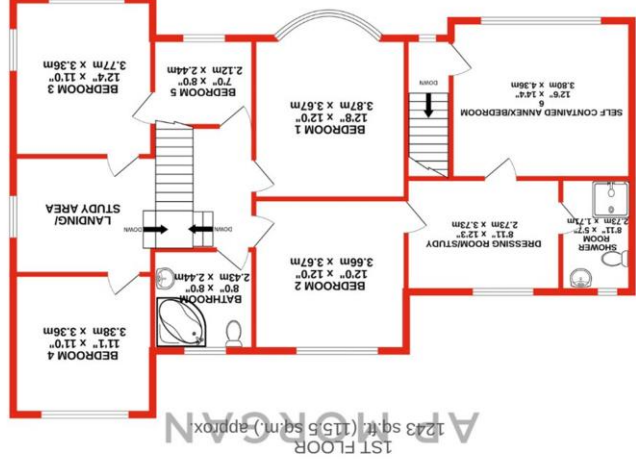
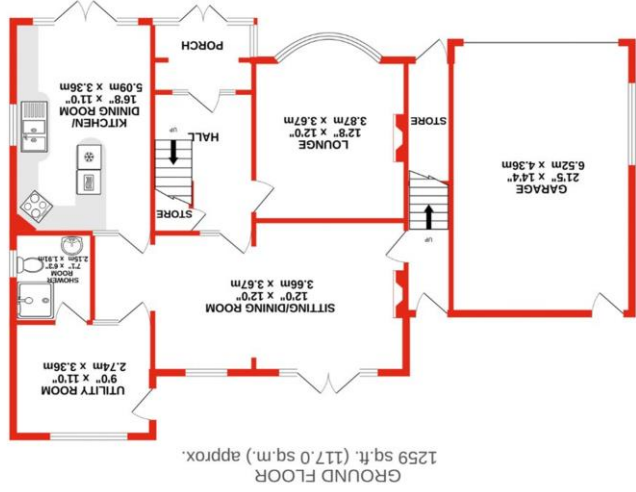
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### 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](http://cuberemovals.co.uk), to arrange a survey.



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