

AP MORGAN



Willow Road, Bromsgrove,
Offers in excess of £475,000

Features:

- Detached family home
- Five double bedrooms
- Spacious open plan lounge/diner
- Stylish fitted kitchen & utility room
- Two en-suites, w/c & modern family bathroom
- Generous landscaped rear garden
- Large driveway & garage

Description:

An excellent opportunity to purchase this thoughtfully extended and beautifully presented, five double bedroom, detached family residence, situated in close proximity to Bromsgrove town centre and within the catchment area of Meadows First School.

The property, set behind a large driveway, flanked by mature trees and plants, leads to the front entrance. Gates on either side offer access to the rear garden. The entrance hall features stairs to the first floor, storage compartments and doors to a storage cupboard, guest W.C., breakfast kitchen, and the lounge/diner with a fireplace and French doors to the rear garden.

The breakfast kitchen boasts a mix of wall-mounted and base units with solid oak worktops, a freestanding electric cooker and induction hob, integrated dishwasher and fridge freezer. The utility room with space for tumble dryer, plumbing for washing machine and UPVC door to the garden.

The first floor landing leads to five bedrooms, each with varying views. Two bedrooms feature en-suite facilities, and the family bathroom is equipped with a double shower, jacuzzi bath, and double vanity units.

The rear garden, extending approximately 80 feet, offers a tiered layout with a patio area, turfed lawn, mature plants, shrubs, and raised railway sleeper beds. The garage containing useful storage space, houses the boiler and tank and features an up-and-over door to the front.

Located in a sought-after area, the property enjoys proximity to local schools, Sanders Park, Bromsgrove town centre, amenities, public transport routes and motorway links.



Details:

Entrance Hall

Lounge/Diner 27'10" x 12'4" (8.48m x 3.76m)

Kitchen/Breakfast Room 13'3" (4.04) x 12'10" (3.9) *Both max*

Utility Room 5'5" x 4'11" (1.65m x 1.5m)

Ground Floor W/C

Garage 18'7" x 9'4" (5.66m x 2.84m)

Master Bedroom 12'7" x 10'8" (3.84m x 3.25m)

En-suite 4'11" x 7'9" (1.5m x 2.36m)

Bedroom Two 8'9" x 10'11" (2.67m x 3.33m)

En-suite 8'2" x 2'11" (2.5m x 0.9m)

Bedroom Three 9'9" (2.97) x 10'7" (3.23) *Both Max*

Bedroom Four 13'4" (4.06) x 8'5" (2.57) *Both Max*

Bedroom Five 10'6" (3.2) x 9'7" (2.92) *Both Max*

Family Bathroom 6'11" x 11'5" (2.1m x 3.48m)



EPC Rating: C

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 Wisser 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.wissermortgageadvice.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.

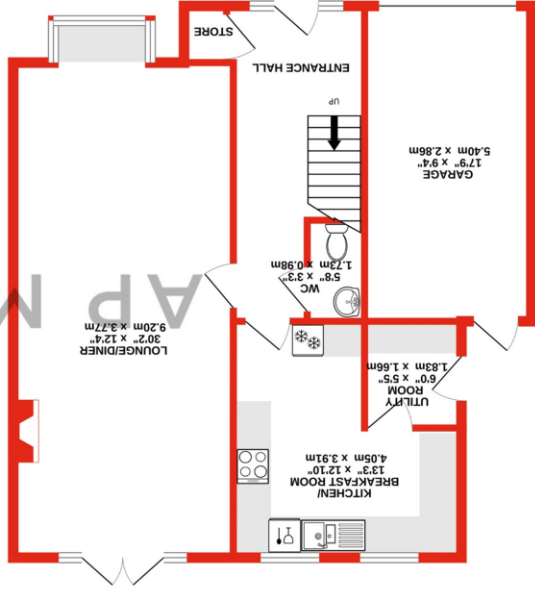
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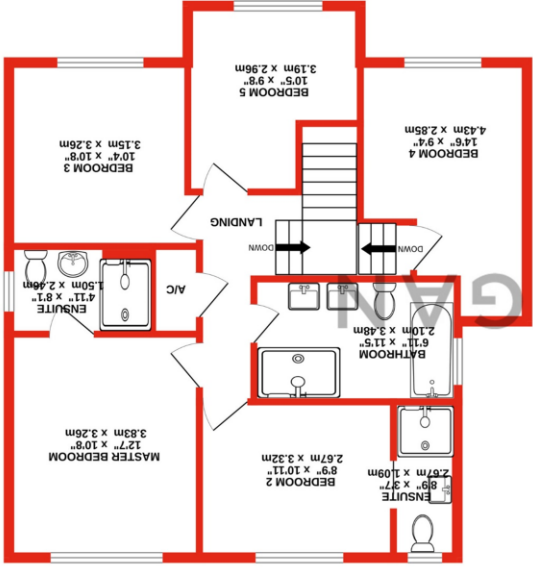
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GROUND FLOOR (77.0 sq.m.) approx.



1ST FLOOR (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 1615 sq.ft. (150.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and 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.
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