

**AP MORGAN**



**Garrick Road, Oakalls, Bromsgrove**  
Asking Price £395,000



**Features:**

- Four Bedrooms
- Entrance Hall
- Lounge
- Dining Room
- Kitchen
- Conservatory
- Garage
- En-Suite Bathroom
- Family Bathroom

**Description:**

Occupying a substantial corner position within the highly sought-after cul-de-sac location of The Oakalls, this deceptively spacious four-bedroom semi-detached family home is well-placed within the catchment area of highly regarded schooling across all ages.

The well-presented property briefly comprises an entrance hallway leading to a ground floor W/C and an under-stairs storage cupboard. The stylish fitted kitchen enjoys an integrated oven, a five-burner gas hob, and space for free-standing appliances. The kitchen then opens through to the formal dining room, which has double-glazed French doors leading out to the rear garden, and further double French doors leading into the spacious lounge offering a gas fire with a surround and access to a substantial conservatory to complete the ground floor.

Moving upstairs, the first-floor landing has doors leading to the master bedroom with built-in wardrobe storage and an en-suite bathroom with a corner bathtub, double bedrooms two and three, both with integrated wardrobe storage, bedroom four (a single bedroom) with a cupboard store, and a family bathroom suite with a shower over the bath.

The highlight of the property is the extensive wrap-around rear garden, one of the largest on the estate, laid mostly to lawn with paved patio seating areas, a pergola, well-stocked planted borders, and a side access gate to the frontage.

The property further benefits from a single garage fitted with electrical sockets, lighting, and a pitched roof for potential storage, off-road parking for two cars, double glazing, and gas-fired central heating.

Garrick Road is located in the sought-after and popular modern development of The Oakalls, with good access to the motorway network and close proximity to Bromsgrove high street.





Bromsgrove itself offers a range of convenience stores, supermarkets, restaurants, leisure centres, schools, and other services, including doctor and dentist surgeries, a library, and a popular golf club. It is an ideal town for growing families.

**Details:**

**Entrance Hall**

**Lounge** 17'6" x 13'1" (5.33m x 4m)

**Dining Room** 11' x 10'7" (3.35m x 3.23m)

**Kitchen** 14' x 9' (4.27m x 2.74m)

**Conservatory** 8'8" x 12'5" (2.64m x 3.78m)

**Ground Floor W/C** 3'3" x 5' (1m x 1.52m)

**Garage** 16'3" x 8'3" (4.95m x 2.51m)

**First Floor Landing**

**Master Bedroom** 13'4" x 9' (4.06m x 2.74m)

**En-suite Bathroom** 5'7" x 9' (1.7m x 2.74m)

**Bedroom Two** 12'4" x 8'5" (3.76m x 2.57m)

**Bedroom Three** 9' x 7'9" (2.74m x 2.36m)

**Bedroom Four** 9' x 5'8" (2.74m x 1.73m)

**Family Bathroom** 4'9" x 8'5" (1.45m x 2.57m)

**EPC Rating:** To be confirmed

**Council Tax Band:** D (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](http://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.

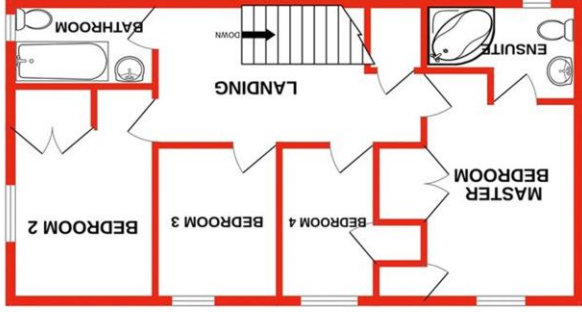
### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

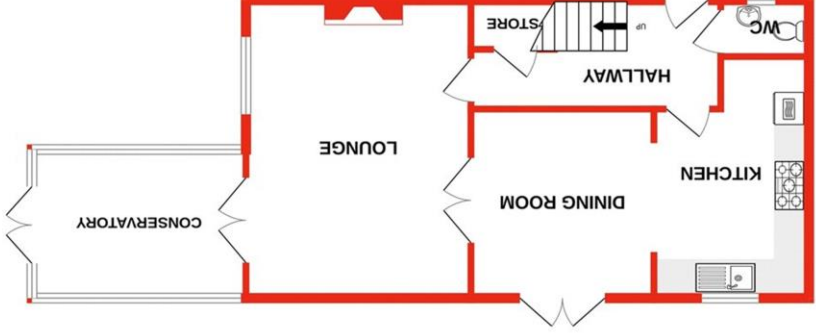
### Need a removal company and storage?

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.

1ST FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



GARAGE



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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.  
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