

AP MORGAN



Royal Worcester Crescent, Oakalls, Bromsgrove,
Offers in excess of £475,000

Features:

- Four bedroom detached family home
- Generous lounge with bay window
- Modern kitchen/diner/family room
- Utility & downstairs WC
- Four double bedrooms
- Well-fitted bathroom with two washbasins
- Versatile and private garden space
- Driveway parking for multiple vehicles
- EPC-C

Description:

An impressive detached family home situated on the highly sought after Oakalls development in Bromsgrove. Featuring modern fittings throughout and four double bedrooms.

The front of property offers a tarmac laid drive space fit for parking multiple vehicles and garden access through a side gate.

The ground floor comprises: a welcoming entrance hall with a WC, the spacious lounge features a bay window and fireplace, the fitted kitchen/diner of the property is an open plan space that presents an ideal space for family activity, with a door that accesses the lounge and creates a sense of flow, this space offers a sink, space/plumbing for freestanding appliances and access to the garden through a set of glazed French doors. The ground floor also has a utility room that access the rear of the garage.

The first-floor landing establishes: bedroom one is an ample double with fitted wardrobes and a modern ensuite shower room, bedroom two is double with a further integral wardrobe, bedroom three is also a double with potential space for wardrobes and bedroom four is the final double with an integral wardrobe. The bathroom of the property offers a two washbasins, bath/shower and WC.

To the rear is a versatile, private garden space laid to an initial slab patio, with the rest of the space stepped up to an area laid to lawn, with a brief area laid to a wooden decking. This garden features a summer house, fenced borders and a



high brick wall boundary to the centre, adding privacy- and accesses to the front of the house through a side gate.

The Oakalls is a highly regarded residential development located to the east of Bromsgrove town centre. Bromsgrove has a wide variety of facilities including shops, highly regarded schooling in both the private and state sectors, together with recreational facilities including two health clubs and adjoining golf club. The nearby district of Aston Fields provides a rail station with excellent links to both Birmingham and Worcester city centres. The Oakalls is well placed for access to the nearby motorway network with onward connections to Birmingham International Airport and the NEC.

Details:

Hall

Lounge 18'2" x 12'9" (5.54m x 3.89m) Both max

Kitchen/diner 14'9" x 19'6" (4.5m x 5.94m) Both max

Utility Room 5'1" x 8'10" (1.55m x 2.7m) Both max

WC 5'7" x 4' (1.7m x 1.22m) Both max

Landing

Bedroom one 13'2" x 12'10" (4.01m x 3.9m) Both max

Ensuite 6'3" x 6'5" (1.9m x 1.96m) Both max

Bedroom two 10'9" x 11'7" (3.28m x 3.53m) Both max

Bedroom three 11'2" x 11'2" (3.4m x 3.4m) Both max

Bedroom four 11'3" x 11'7" (3.43m x 3.53m) Both max

Bathroom 7'6" x 8'4" (2.29m x 2.54m) Both max

EPC Rating: C



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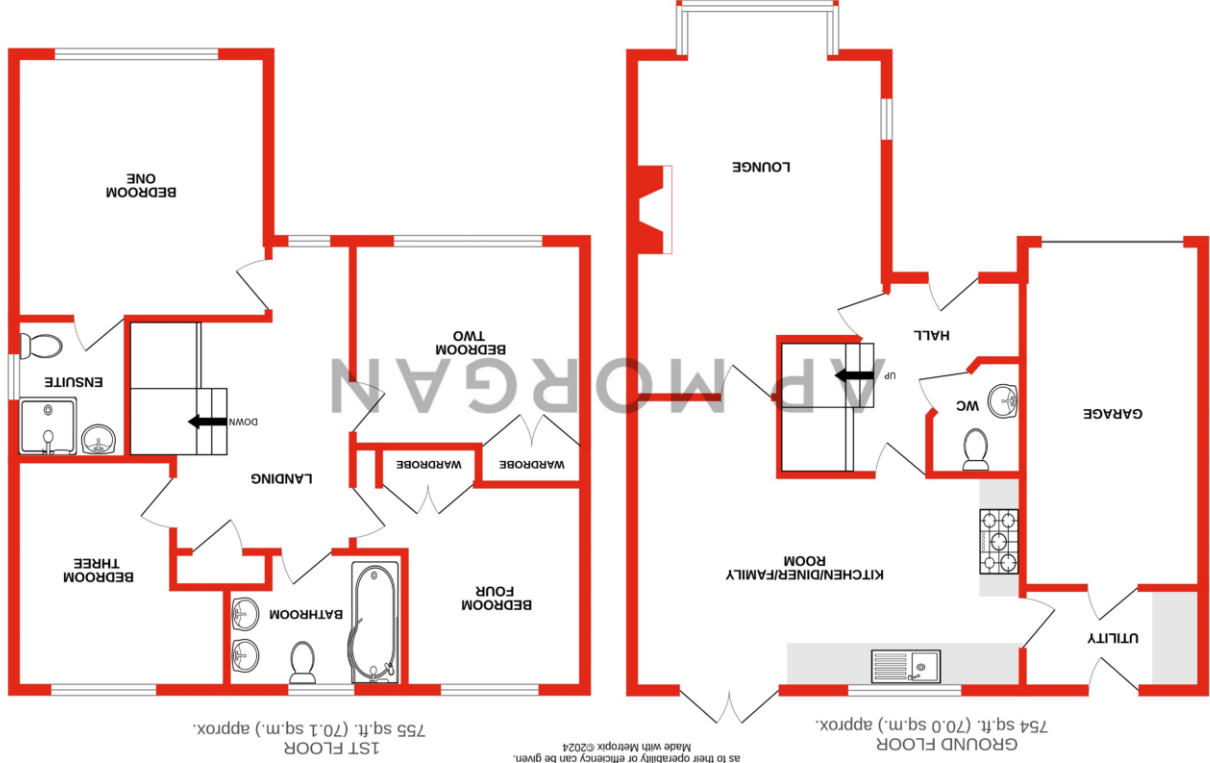
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