



AP MORGAN

**Pavilion Gardens, Woodland Grange, Bromsgrove**

Asking Price £290,000



### Features:

- Immaculately presented home
- Three good-sized bedrooms
- Lounge with feature bay window & fire
- Fitted kitchen/diner with appliances
- Family bathroom & ground floor w.c
- Landscaped rear garden
- Part converted garage into playroom
- Driveway for 2-3 cars

### Description:

Occupying a desirable cul-de-sac location within the highly regarded Woodland Grange development in Bromsgrove, is this immaculately presented three-bedroom family home.

The property is approached by a well maintained lawned fore-garden with pathway leading to the front door, generous driveway to the left-hand side offering parking for two to three cars and access to the front of garage store area.

Once inside the welcoming and beautifully presented interior briefly comprises: Entrance hallway, lounge with bay window to the front aspect and a feature gas fireplace, ground floor guest W/C, and a stylish open plan kitchen/diner having a range of fitted wall and base kitchen units, integrated washing machine, fridge, freezer, microwave, and oven with a gas hob over.

Rising upstairs the first-floor landing has doors radiating off to: Double bedroom one with built in wardrobe storage, double bedroom two, good sized single bedroom three, and a well-presented family bathroom suite with shower over bath.

Moving outside the rear of the property enjoys a beautifully landscaped garden laid initially to a paved patio/slate chipping seating area, fenced lawn with well stocked planted borders and a side access gate to the frontage. The rear of the garage has been partially converted into a useful playroom fitted with electrical sockets and lighting also making an ideal home office space.

Further benefits include: Gas fired central heating and double glazing, composite front door fitted within the last 2 years, replaced fascias and soffits within warranty, garden tap, and a majority boarded loft space with fitted loft ladder and light.

The property sits within a sought-after area of Woodland grange nearby to open playing fields, one-mile North of Bromsgrove,





ideally placed for both private and state schooling, local shops and convenient commuting access to both M42 & M5 junctions.

**Details:**

**Entrance Hall**

**Lounge** 15'10" x 11'9" (4.83m x 3.58m)

**Kitchen/Diner** 11'2" x 14' (3.4m x 4.27m)

**Ground Floor W/C**

**Front of Garage Store** 5'7" x 8'5" (1.7m x 2.57m)

**Play Room/Office** 11'9" x 8'5" (3.58m x 2.57m)

**First Floor Landing**

**Bedroom One** 10'2" (3.1) x 11'9" (3.58) To front of wardrobe

**Bedroom Two** 11'1" (3.38) x 7'7" (2.3) Both max

**Bedroom Three** 8'10" x 7 Both max (2.7m x 7 Both max)

**Bathroom** 5'5" x 7'5" (1.65m x 2.26m)



**EPC Rating:** To be confirmed

**Council Tax Band:** C (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)

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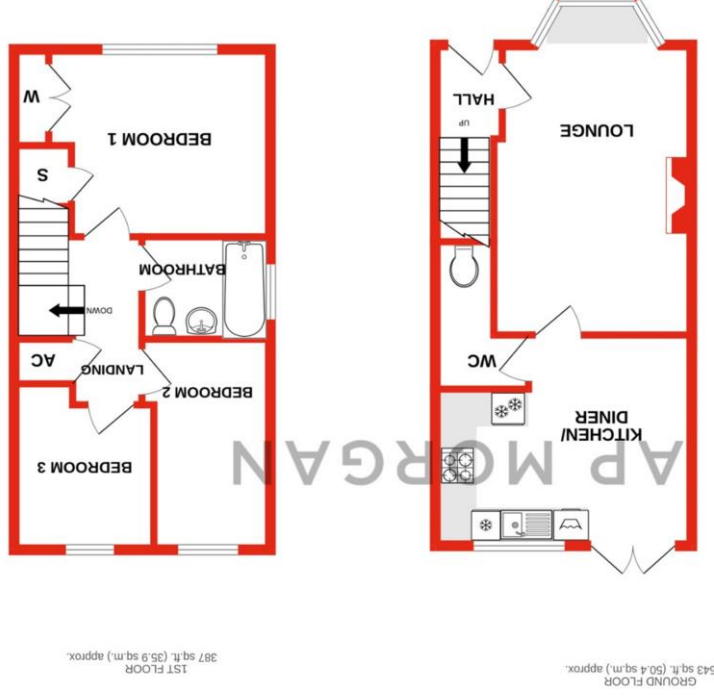
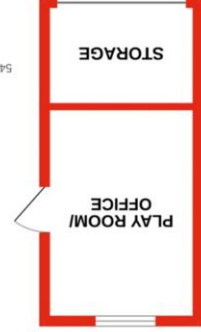
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### Need a removal company and storage?

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