

**AP MORGAN**



**King George Close, Bromsgrove,**  
Offers in the region of £350,000

### Features:

- Generously laid & extended home
- Semi-detached
- Four good sized bedrooms
- Large lounge with log burner
- Dining room & lean to
- Large family bathroom & ground floor wet room
- Extensive rear garden
- Driveway

### Description:

Occupying a large plot is this generously laid and extended four bedroom, semi-detached family home, featuring a ground floor bedroom with wet room, two reception rooms, lean to, three further bedrooms, bathroom & a large rear garden.

The property is approached via a block paved driveway offering parking for two to three cars comfortably and a gated pathway leading down the side to the entrance.

Once inside the well-laid interior briefly comprises: entrance hallway, spacious lounge with feature log burner, formal dining room, spacious kitchen/utility with a generous range of fitted wall and base units integrated dishwasher and space for a large fridge/freezer, lean to, and a dual aspect double bedroom on the ground floor which also benefits from an en-suite wet room, and widened fire doors for wheelchair access.

Rising upstairs the first floor landing has doors leading off to: Double bedrooms one and two, good sized bedroom three, and a sizable four piece family bathroom suite have bathtub and separate walk in shower enclosure.

The highlight of the property is the extensive split level rear garden enjoying an initial paved area with ramp leading up to further patio seating space, large lawn with established beds and foliage to borders, a covered timber pergola seating space, work shed, log store, chicken coop, 2 further sheds, greenhouse, and gated side access.



Further benefits include: Gas fired central heating, double glazing, and a loft space with pull down ladder, Velux window, lighting and radiator.

The property is situated close-by to local shops, schools, children's facilities, play park and sports field, main bus routes, with access to major road transport links including the M5 and M42 for further travel.

**Details:**

**Entrance Hall**

**Lounge** 17'2" (5.23) x 12'6" (3.8) Both max

**Dining Room** 11'1" x 9'9" (3.38m x 2.97m)

**Kitchen/Utility** 7'7" (2.3) x 21'3" (6.48) Both max

**Lean to** 10'7" x 8'10" (3.23m x 2.7m)

**Bedroom Four** 14' (4.27) x 11'4" (3.45) Both max inc wardrobe

**Shower/Wet Room** 8'5" x 8'7" (2.57m x 2.62m)

**First Floor Landing**

**Bedroom One** 11' x 13'6" (3.35m x 4.11m)

**Bedroom Two** 10'7" x 10'10" (3.23m x 3.3m)

**Bedroom Three** 11'3" x 7'8" (3.43m x 2.34m)

**Family Bathroom** 10'7" x 10'2" (3.23m x 3.1m)

**EPC Rating:** D

**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)

### 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.

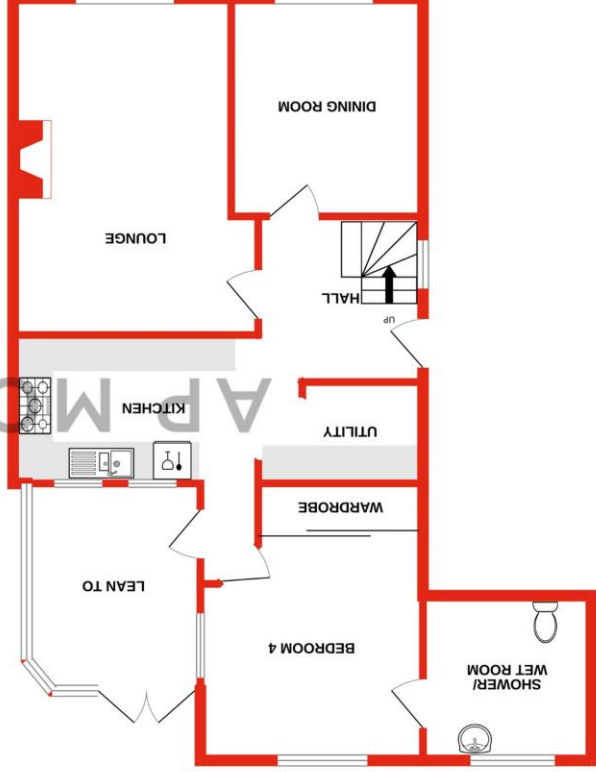
### Need a solicitor?

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.

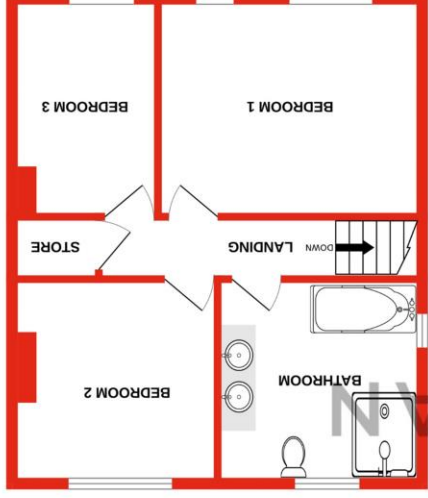
### Need a removal company and storage?

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.

GROUND FLOOR  
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.0 sq.m.) approx.  
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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