

AP MORGAN



Malvern Road, Forelands, Bromsgrove
Offers in excess of £450,000

Features:

- Generous detached family home
- Sought after cul-de-sac location
- Four good-sized bedrooms
- Two spacious reception rooms
- Kitchen/diner & utility room
- Family bathroom, en-suite & ground floor w/c
- Landscaped rear garden
- Block paved driveway & detached double garage

Description:

An excellent opportunity to purchase this well-laid, and four bedroom, detached family home; occupying a private position within a cul-de-sac location on the highly sought after Forelands residential development on the outskirts of Bromsgrove Town.

The property is approached via a generous block paved driveway providing off-road parking for multiple cars, detached double garage, and an open canopy porch over the front door.

Internally the property enjoys generous and flexible family living space, briefly comprising of: Welcoming entrance hallway; ground floor guest cloakroom; spacious dual aspect lounge with door out to the rear garden; formal dining room; kitchen/breakfast room offering a range of fitted wall and base units, inset sink, double oven, gas hob, space for further appliances and access to a separate utility room.

Rising upstairs the first-floor landing has doors radiating off to: Master bedroom with fitted wardrobes and access to an en-suite shower room; three further good sized bedrooms; and a stylish family bathroom suite having shower over bath.

Moving outside, is a well-presented South-Easterly facing garden laid to paved seating areas with a lawn having gravelled borders, mature trees and shrubbery helping to add to the privacy and a side access gate to the frontage.

The property is situated in a prime location within catchment of excellent private and state schooling including South Bromsgrove school; Bromsgrove town is situated nearby offering an abundance of shopping, leisure facilities eateries and pubs, while also providing ease of access to major road links including Worcester Road, M5 and M42.



Details:

Entrance Hall

Ground Floor W/C

Lounge 19' x 11'2" (5.8m x 3.4m)

Dining Room 8'10" x 11'2" (2.7m x 3.4m)

Kitchen 9'6" x 11'2" (2.9m x 3.4m)

Utility Room 6'3" x 6'1" (1.9m x 1.85m)

Double Garage

First Floor Landing

Master Bedroom 12' (3.66) x 11'8" (3.56) both max

En-suite shower Room 8'6" x 3'3" (2.6m x 1m)

Bedroom Two 11'4" x 8'7" (3.45m x 2.62m)

Bedroom Three 7'3" x 11'6" (2.2m x 3.5m)

Bedroom Four 6'9" x 11'8" (2.06m x 3.56m)

Family Bathroom 8'6" x 6'5" (2.6m x 1.96m)



EPC Rating: E

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.

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