

**AP MORGAN**



**Copse Wood Way, Bromsgrove**  
Offers Over £465,000

**Features:**

- Immaculately presented detached house
- Four good-sized bedrooms
- Spacious lounge with bay window
- Stylish open plan kitchen/dining/family room
- Modern family bathroom, en-suite & ground floor W/C
- Landscaped South Easterly facing rear garden
- Garage & driveway for three cars
- Sought after residential estate constructed by Barratt Homes

**Description:**

A stunning example of a modern, four-bedroom, detached family home; occupying a prime position overlooking an extensive open field to the front aspect, within the sought after Norton Farm residential development of Bromsgrove.

Constructed in 2017 by Barret Homes, the immaculate property benefits from having additional optional upgrades from new; with the layout briefly comprising: Entrance hallway with access to a ground floor guest W/C and under stairs store, spacious lounge with bay window offering views over the open green space, and a contemporary open plan kitchen/dining/family room offering a range of fitted wall and base units, integrated double AEG oven, five burner gas hob, dishwasher, fridge/freezer, wine fridge and a separate utility store fitted with plumbing for a washing machine and space for tumble dryer.

Rising upstairs, the first floor landing has doors leading off to: Master bedroom with en-suite shower room; double bedroom two, good sized bedrooms three and four, and a modern family bathroom suite.

Moving outside the property enjoys a beautifully landscaped, sunny aspect rear garden, laid mainly to attractive porcelain garden tiles with tiered planted beds, external power sockets and fixed wall heater. A side gate provides access to the three car driveway and the garage which benefits from fitted power sockets, lighting, pitched roof for potential storage space and an electric vehicle charging point.

Further benefits include: Floor to ceiling Sliderobe wardrobes fitted in three of the four bedrooms, bespoke fitted blinds, porcelain tiled flooring through hall and kitchen/dining/family room, and remaining NHBC warranty.

The property is situated on the sought-after Norton Farm development popular for its proximity to Bromsgrove town centre offering a variety of leisure facilities, restaurants, shops, pubs and ease of access to major road links including the M5 and M42.



**Details:**

**Entrance Hall**

**Ground Floor W/C** 7'1" x 3' (2.16m x 0.91m)

**Lounge** 18'3" x 12' (5.56m x 3.66m) Both max

**Kitchen/Dining/Family Room** 14'7" x 19'3" (4.45m x 5.87m)

**Garage** 19'8" x 10'2" (6m x 3.1m)

**First Floor Landing**

**Master Bedroom** 11'9" x 10'1" (3.58m x 3.07m)

**En-suite Shower Room** 5'10" x 7'1" (1.78m x 2.16m)

**Bedroom Two** 11' x 10'1" (3.35m x 3.07m) Max

**Bedroom Three** 8'6" x 8'10" (2.6m x 2.7m) Both max

**Bedroom Four** 7'4" x 8'3" (2.24m x 2.51m) Min

**Family Bathroom** 7'1" x 5'6" (2.16m x 1.68m)



**EPC Rating:** To be confirmed

**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.

## 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?

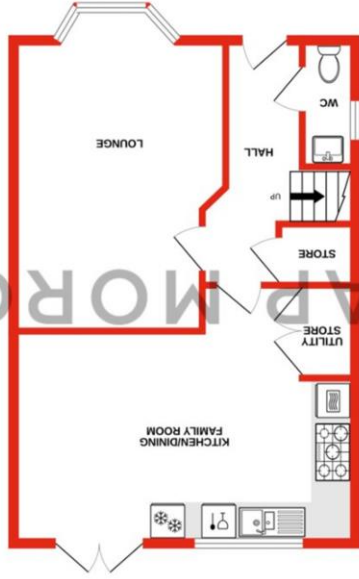
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

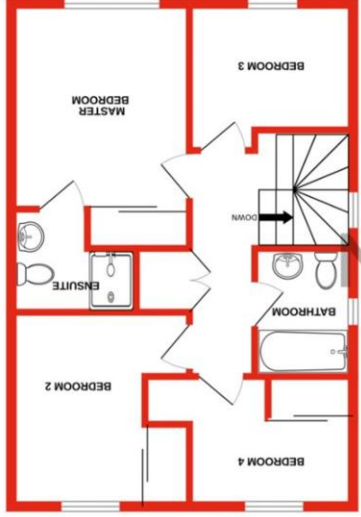
A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind 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.



GARAGE (NOT ACTUAL LOCATION)  
201 sq ft (18.6 sq m) approx.



GROUND FLOOR  
509 sq ft (47.0 sq m) approx.



FIRST FLOOR  
157 sq ft (14.5 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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TOTAL FLOOR AREA : 1309 sq ft (121.6 sq.m.) approx.

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