

**AP MORGAN**



**Avoncroft Road, Stoke Heath,**  
Offers in the region of £485,000

### Features:

- Immaculately presented detached residence
- Four bedrooms (three being doubles)
- Lounge opening into a separate dining room & conservatory
- Modern family bathroom, en-suite & ground floor W/C
- Stylish fitted kitchen, utility room, & multi-purpose utility/gym room
- Stunning landscaped rear garden with views of Abberley & Malvern hills
- Private block paved driveway with open green to right hand side
- Solar PV panels on South facing rear roof



### Description:

An immaculately presented four-bedroom detached property, situated in a sought-after, cul-de-sac location, next to open green and stunning views to the rear of Abberley and Malvern hills.

Internally the property briefly comprises; Entrance hallway with generous ground floor W.C; spacious lounge with a feature inglenook fireplace, comprising remote operated gas fire, flanked by two windows with views of open green and bay window to front aspect; double doors opening into a separate dining space and further sliding doors through to a solid roof conservatory enjoying attractive views to the landscaped rear garden. The ground floor is complimented by a good-sized, stylish fitted kitchen benefitting from granite worktops, integrated electric oven, additional oven/grill/combo microwave, integrated dishwasher, refrigerator, and induction hob with extractor hood over. A door from the kitchen opens into a separate utility room having matching cupboards, granite worktops with space for a washing machine and tumble dryer, while providing access to an additional room converted from the existing garage which provides useful storage/potential gym space with further storage room behind.

The first floor of the property lends itself to four bedrooms; A master that boasts large built-in wardrobes and its own en-suite with a remote operated Aqualisa shower unit, a



second double bedroom two, further double bedroom three; good sized bedroom four, and a family bathroom suite with a bath and overhead remote operated Aqualisa shower unit. All bedrooms benefit from integrated wardrobe storage.

Externally, and to the rear of the property is a stunning, landscaped garden that is laid to a well-maintained lawn, large paved patio seating area, attractive planted borders, as well as scattered shrubbery to the edges. To the rear of the garden sits a timber shed and greenhouse, while a side access leads to the front where sits a good-size private driveway bordered by mature hedgerows.

In addition, the property benefits from gas fired central heating and double glazing throughout, porcelain tiled flooring throughout the ground floor, fitted water softener, intruder alarm, partially boarded loft space with fitted ladder and lighting, and fully owned solar PV panels benefitting from free electricity and water heating.

Situated in the desirable area of Stoke Heath, not far from local shops, amenities, and well-regarded schooling, with countryside walks on the doorstep and popular country pubs. The M5 is easily accessible, providing motorway links to Birmingham City Centre, and Bromsgrove Train Station is less than 3 miles away, offering services to Birmingham, Worcester and surrounding areas.

#### **Details:**

**Porch**

**Entrance Hall**

**Lounge** 19'1" x 13'2" (5.82m x 4.01m) Both max

**Dining Room** 11'3" x 9'7" (3.43m x 2.92m)

**Kitchen/Breakfast Room** 10'5" x 15'11" (3.18m x 4.85m)

**Conservatory** 12' x 10'11" (3.66m x 3.33m)

**Utility Room** 5'11" x 5'7" (1.8m x 1.7m)



## 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.

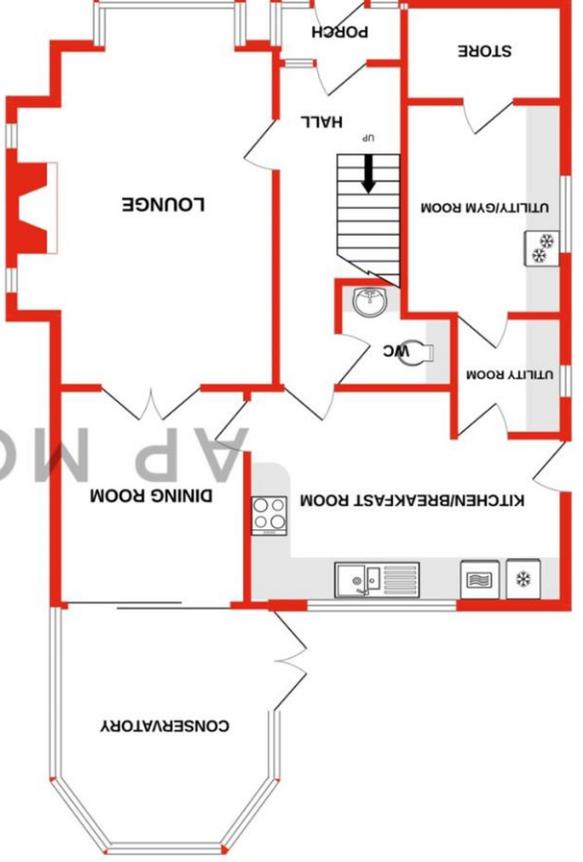
### Need a solicitor?

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.

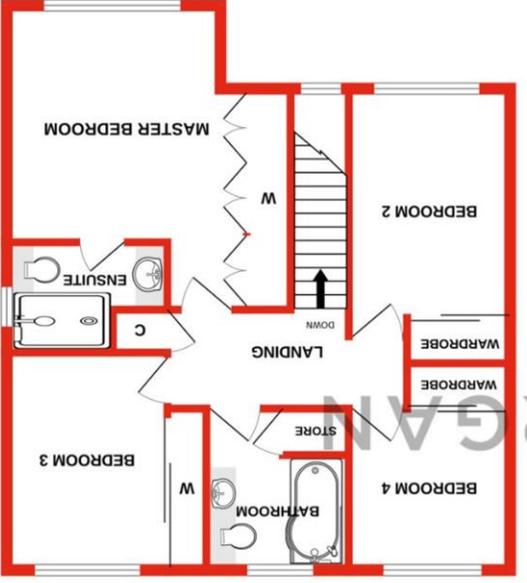
### Need a removal company and storage?

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  
890 sq. ft. (82.7 sq.m.) approx.



1ST FLOOR  
645 sq. ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1535 sq.ft. (142.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximately 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 efficacy can be given.

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