

**AP MORGAN**



**Birmingham Road, Marlbrook, Bromsgrove**  
Offers Over £400,000



**Features:**

- \*\*\* Offered with no onward chain \*\*\*
- Extensively renovated and extended throughout
- Three bedroom detached house
- Three good-sized reception rooms
- Contemporary fitted kitchen/diner
- Modern family shower room & Ground floor w/c
- Large front garden & block paved driveway
- Generous South-Westerly facing rear garden
- Highly sought after location

**Description:**

Available with no onward chain, is this stunning example of a traditional detached house which has been thoughtfully extended and renovated to offer contemporary and flexible family living; situated within a desirable residential location of Marlbrook, Bromsgrove.

The residence, set back from the road, boasts an extensive frontage featuring a large lawn and a block-paved driveway capable of accommodating multiple cars, along with an enclosed front porch leading to the front door.

Upon entering, the welcoming interior comprises an entrance hallway with useful under-stair storage, a spacious lounge featuring a walk-in bow bay window and a media unit. Adjacent to the lounge is a generously sized second reception room with a feature window and fireplace, seamlessly flowing into the contemporary open-plan kitchen/diner. The kitchen is complete with a breakfast island, granite worktops, integrated appliances, and an external door to the rear garden. Completing the ground floor is a dedicated home office/playroom and a convenient ground floor guest W/C.

Ascending upstairs, the first-floor landing leads to an impressive double bedroom one with a large walk-in bay window, a dual-aspect double bedroom two, and a good-sized bedroom three. Additionally, there is a modern family shower room.

The expansive South-West facing rear garden is a standout feature, offering sun for the majority of the day. It comprises an initial patio seating area leading to a large, well-maintained lawn. A timber-framed gazebo to the rear provides space for a hot tub, and an impressive timber outbuilding with its own fuseboard and fitted electrical sockets adds versatility to the outdoor space.





Further benefits of the property include gas-fired central heating, double glazing, and a part-boarded loft space with a fitted pull-down loft ladder and lighting.

Situated in Marlbrook within the picturesque Lickey Hills, the property falls within the catchment area of Lickey Primary School. It is conveniently located within 2 miles of Barnt Green village and 3 miles of the market town of Bromsgrove, both of which offer train stations. Additionally, the property provides excellent travel links to Birmingham and Worcester, with easy access to the M5 (Junction 4) and M42 (Junction 1).

**Details:**

**Porch**

**Lounge** 13'9" (4.2) max into bay x 11'11" (3.63)

**Reception Room** 13'3" x 9'9" (4.04m x 2.97m)

**Study** 10'10" x 9'2" (3.3m x 2.8m)

**WC** 5'11" x 3' (1.8m x 0.91m)

**Kitchen** 23'2" x 10'9" (7.06m x 3.28m)

**First Floor Landing**

**Bedroom One** 13'11" (4.24) Max into bay x 12' (3.66)

**Bedroom Two** 9'11" x 9' (3.02m x 2.74m)

**Bedroom Three** 9'4" x 6'11" (2.84m x 2.1m)

**Shower Room** 6'9" x 6'7" (2.06m x 2m)

**EPC Rating:** D

**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?

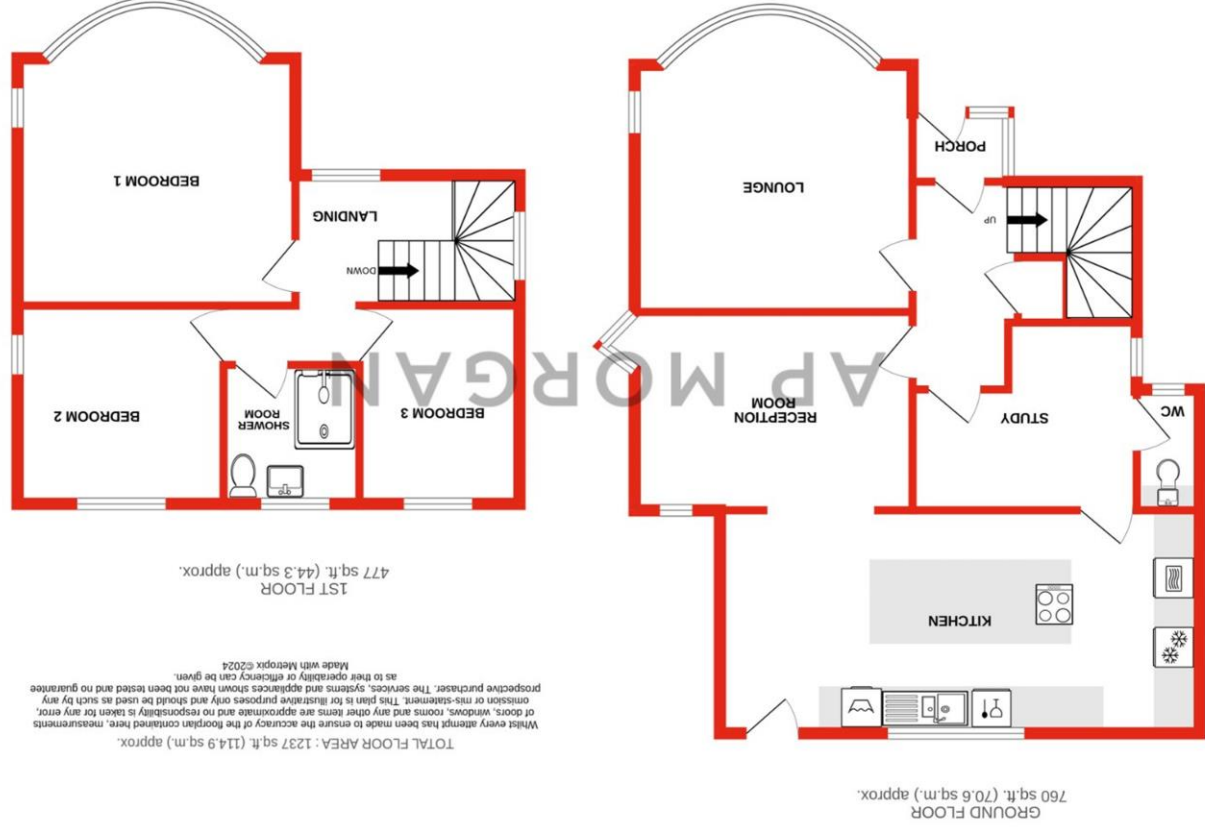
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