

AP MORGAN



Appletrees Crescent, Woodland Grange, Bromsgrove

£545,000

Features:

- Offered with no onward chain
- Executive detached family home
- Four spacious bedrooms with en-suite to master
- Contemporary refitted kitchen/breakfast room
- Ground floor W/C & separate utility room
- Two reception rooms & large study/potential bedroom
- Garage and driveway
- Landscaped rear garden

Description:

Offered with no onward chain is this imposing and beautifully presented, four-bedroom, detached family home; showcasing flexible living accommodation, situated on the highly sought after Woodland Grange residential estate, Bromsgrove.

Upon approach the property enjoys a large lawned frontage, driveway with access to the garage storage and a storm porch leading to the front door.

Once inside the welcoming interior briefly comprises; spacious reception hall having stairs rise to the first floor and a ground floor w/c; front reception room with feature bay window; sizable lounge having bay window to the rear aspect; stunning kitchen/dining room, enjoying a range of contemporary wall and base units, breakfast bar a range of high spec integrated appliances to include; double Neff ovens, dishwasher, and four ring gas hob. In addition the ground floor offers, a modern utility area accessed from the kitchen, which incorporates matching units, inset sink, space for a tumble dryer and washing machine, and an integral door through to the garage which benefits from fitted electrical sockets, lighting, and boarded loft space with pull down ladder.

Rising upstairs, the first-floor landing has doors that radiate off to; master bedroom enjoying integrated wardrobe storage and access to a sizable en-suite shower room; double bedroom two; double bedroom three with bay window to frontage; generously sized bedroom four; and a three-piece family bathroom suite with shower over bath.

Externally, the property enjoys access to a well-presented rear garden laid to an initial paved patio seating area, lawn, further seating/outdoor kitchen area to the rear with brick built fireplace, cedar summer house, side access gate and timber fenced boundaries.

Furthermore, the residence benefits from gas fired central heating (boiler installed 2021), double glazing, main loft space being majority boarded with fitted light and ladder, external power sockets and garden tap, house alarm, and opportunity to extend the property further (STPP)

The property sits within in a sought-after area of Woodland grange, nearby to open playing fields, one-mile North of Bromsgrove, ideally placed for both private and state schooling, local shops and convenient commuting access to both M42 & M5 junctions.



Details:

Storm Porch

Entrance Hall

Ground Floor W/C 3'2" x 6'5" (0.97m x 1.96m)

Lounge 14'8" (4.47) max into bay x 15'6" (4.72)

Dining Room 10'9" (3.28) max into bay x 9'3" (2.82)

Reception/Study/Bedroom Five 14'6" x 7'6" (4.42m x 2.29m)

Kitchen/Breakfast Room 12'8" (3.86) x 16'4" (4.98) Both max

Utility Room 4'4" x 6'8" (1.32m x 2.03m)

Garage 14'9" x 8'6" (4.5m x 2.6m)

First Floor Landing

Master Bedroom 11'1" (3.38) to front of wardrobes x 12'4" (3.76)

En-suite 9'1" x 5'1" (2.77m x 1.55m)

Bedroom Two 10'7" (3.23) x 12'4" (3.76) Both max

Bedroom Three 11'2" (3.4) max into bay x 9'3" (2.82)

Bedroom Four 6'6" x 12'6" (1.98m x 3.8m)

Family Bathroom 6'4" x 7'4" (1.93m x 2.24m)

EPC Rating: To be confirmed

Council Tax Band: F (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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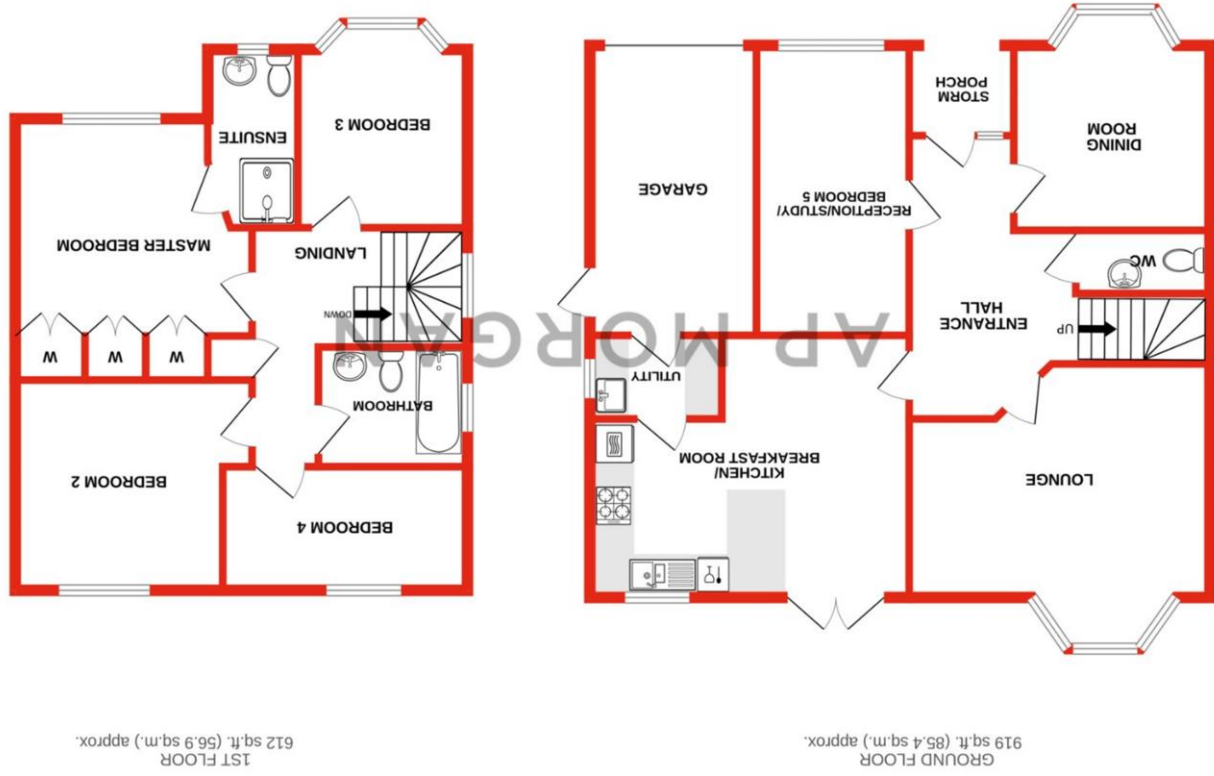
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