

AP MORGAN



Patch Street, Bromsgrove
Asking Price £500,000

Features:

- Modern four bedroom detached home
- Remaining NHBC warranty
- Modern open plan kitchen/family/dining room
- Spacious lounge & home office
- Utility room & ground floor w/c
- Modern family bathroom & en-suite
- Generous rear garden
- Large driveway & garage with EV charge point

Description:

Constructed in 2019, occupying modern and popular development in Norton, Bromsgrove; is this well-presented, four bedroom, detached family residence offering flexible family living space.

Once inside the welcoming interior briefly comprises: Entrance hall with access to a ground floor guest W/C, home office/playroom, spacious lounge, and an impressive open plan kitchen/dining/family room which spans the full width of the property. The kitchen comes complete with integrated fridge/freezer, double oven with gas hob over, dishwasher, and a separate utility room with space for a washing machine and tumble dryer.

Rising upstairs the first floor landing has doors radiating off to: A dual aspect master bedroom with access to an en-suite shower room, three further good sized double bedrooms and a well-presented family bathroom. Three out of the four bedrooms come complete with integrated wardrobe storage.

Moving outside the property enjoys a generous South-Westerly facing garden being laid lawn with large wrap around paved patio seating area with timber fenced boundaries and a side access gate to the frontage.

The property also benefits from: Remaining NHBC warranty, gas fired central heating, large driveway for parking two cars comfortably, garage providing further parking, fitted power sockets and rear personnel door, hot water solar panels, and electric vehicle charging point.



The property is situated in the sought-after Norton Farm development, popular for its proximity to a choice of well-regarded schooling across all ages and Bromsgrove town center, 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

Lounge 16'5" x 11' (5m x 3.35m)

Office 7'1" x 7'5" (2.16m x 2.26m)

Open Plan Kitchen/Dining/Family Room 11'9" x 26'7" (3.58m x 8.1m) Both max

Utility Room 5'1" x 5'3" (1.55m x 1.6m)

First Floor Landing

Master Bedroom 12'7" x 11'8" (3.84m x 3.56m)

En-suite Shower Room 7'4" x 4'8" (2.24m x 1.42m)

Bedroom Two 12'5" x 11'2" (3.78m x 3.4m)

Bedroom Three 9'1" x 9'3" (2.77m x 2.82m)

Bedroom Four 10'3" x 9'9" (3.12m x 2.97m)

Family Bathroom 5'7" x 7' (1.7m x 2.13m)

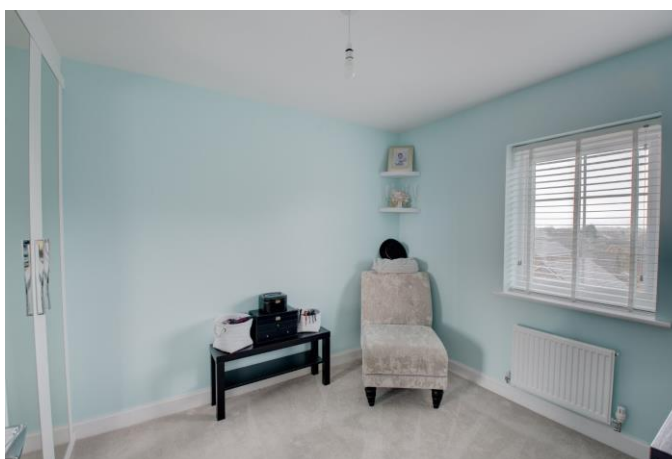
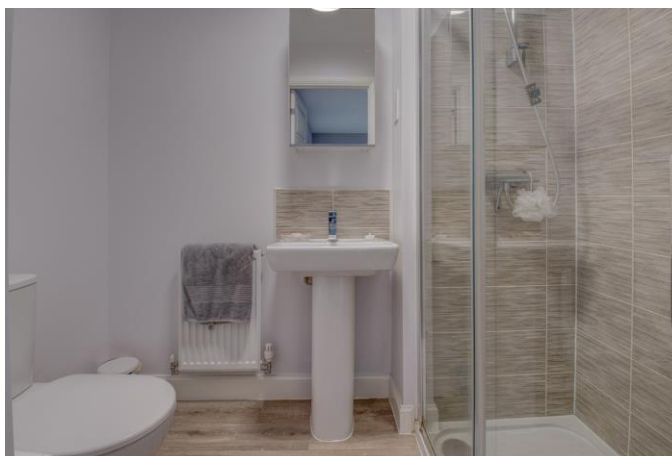
Garage 17'4" x 9'2" (5.28m x 2.8m)

EPC Rating: B

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

Property to sell?

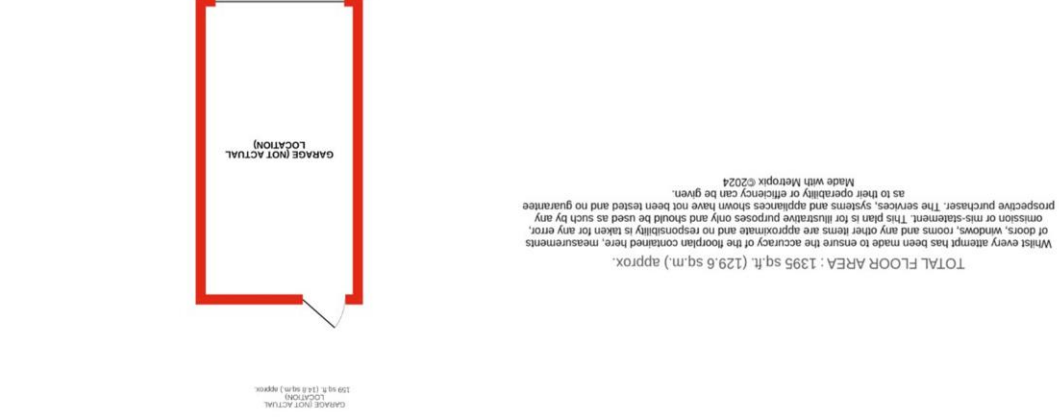
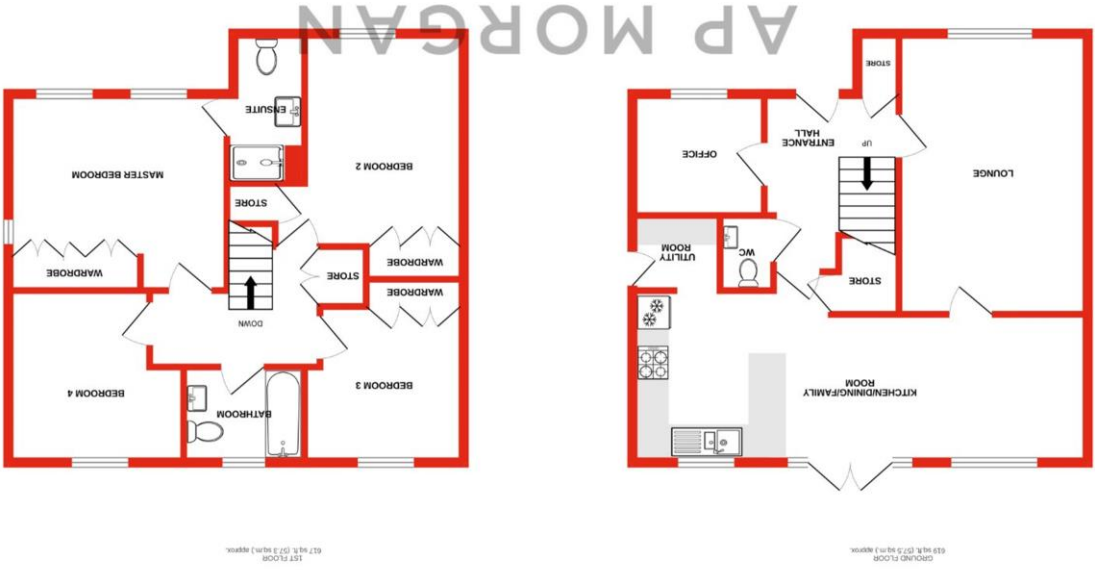
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Need a solicitor?

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, to arrange a survey.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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 efficacy can be given.
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