

AP MORGAN



Reed Mace Drive, Woodland Grange, Bromsgrove
Guide Price £540,000

Features:

- Executive detached family home
- Private cul-de-sac position
- Four double bedrooms
- Impressive kitchen/dining/family room
- Lounge & playroom/study
- Ground floor w/c & utility room
- Family bathroom and en suite to master
- Sunny aspect garden, driveway & detached double garage

Description:

Occupying a secluded position on the highly sought-after Woodland Grange residential estate, Bromsgrove, is this generously laid out and beautifully presented, four double bedroom, detached family home, featuring two reception rooms, impressive open plan family/kitchen space, sunny aspect rear garden and a detached double garage with driveway for two cars.

The property is approached via a lawned frontage with slate chippings leading round to the double detached garage to the right-hand side and a driveway ample for two cars. A pathway leads across the frontage to an open canopy porch and composite front door.

Once inside, the welcoming and immaculately presented interior comprises: entrance hall with bespoke fitted under-stairs storage, ground floor guest w/c, spacious lounge with feature walk-in bay window, playroom/study, and a contemporary open plan kitchen/dining/family room which spans the full width of the property and features a range of fitted kitchen units, breakfast island, integrated dishwasher, fridge/freezer, wine cooler, double oven, gas hob and extractor, with a separate utility room for additional appliances.

Upstairs, the first-floor landing has doors radiating off to: master bedroom with built-in wardrobes and en suite shower room, three further double bedrooms, with bedroom two having a fitted study space ideal for those who work from home, further fitted wardrobes in bedroom three and a modern family bathroom with double vanity basins.

Outside, the property enjoys a sunny aspect rear garden with a large decking sitting area and lawn with mature shrubs and planted beds extending to fenced boundaries.

Additional benefits include: gas fired central heating and double glazing throughout, power sockets and lighting in the double garage, external socket and garden tap, and side access gates both sides of the property.

The property sits one-mile north of Bromsgrove town within the sought-after area of Woodland Grange, nearby to open playing fields, parks, and woodland walks. Ideally placed for well-regarded private and state schooling, local shops and convenient commuting access to both M42 & M5 junctions.



Details:

Entrance Hall

Ground Floor W/C 5'7" x 3'8" (1.7m x 1.12m)

Lounge 17'3" (5.26) (max into bay) x 12'7" (3.84)

Play Room/Study 8'2" x 9'8" (2.5m x 2.95m)

Kitchen /Dining/Family Room 11'3" x 29'10" (3.43m x 9.1m) (both max)

Utility Room 8' x 5' (2.44m x 1.52m)

Double Garage

First Floor Landing

Master Bedroom 11'10" (3.6) (to front of wardrobes) x 12'10" (3.9)

En-suite Shower Room 6'9" x 6'5" (2.06m x 1.96m)

Bedroom Two 15' (4.57) x 13' (3.96) (both max)

Bedroom Three 11'10" (3.6) x 9'4" (2.84) (to front of wardrobes)

Bedroom Four 10'8" x 9'7" (3.25m x 2.92m)

Family Bathroom 7'7" (2.3) x 8'4" (2.54) (both max)



EPC Rating: D

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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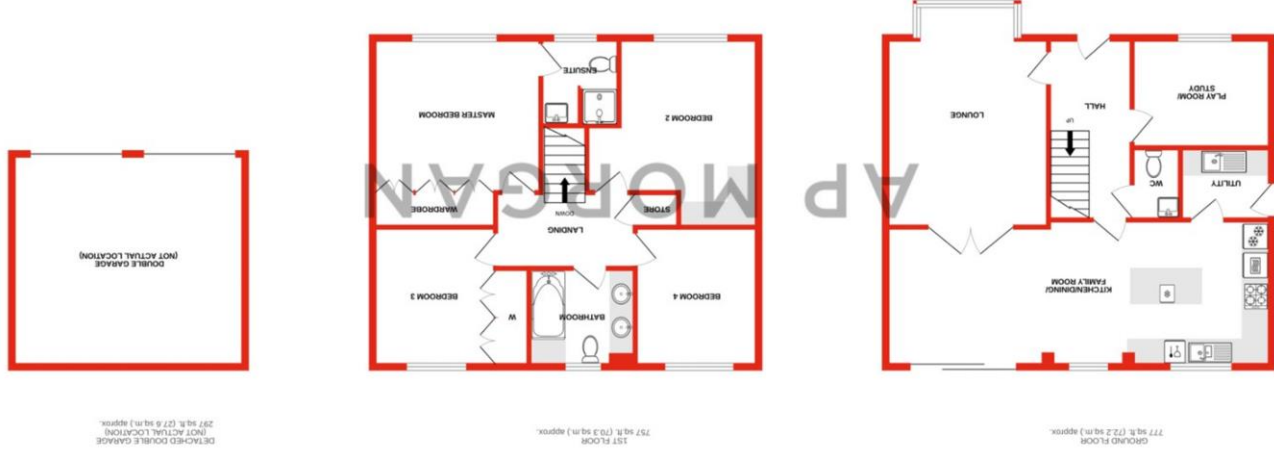
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GROUND FLOOR
777 sq ft (72.3 sq m) approx.

1ST FLOOR
1831 sq ft (170.1 sq m) approx.

DOUBLE GARAGE
297 sq ft (27.6 sq m) approx.