

AP MORGAN



Avon Close, Bromsgrove,
Offers Over £450,000

Features:

- Spacious four bedroom house in cul-de-sac
- South-East facing landscaped garden
- Sizeable open-plan kitchen/sitting room
- Generous lounge/dining room
- Modern family bathroom
- Handy utility room and guest WC
- Off-street parking and garage

Description:

A stunning example of a well-extended, four-bedroom, detached family home, offering contemporary and flexible family living space, situated in a sought-after location of Stoke Heath, Bromsgrove.

The attractive property is approached via a generous frontage providing off-road parking for multiple cars, well-maintained lawn and a pathway leading to the front door.

Once inside the welcoming and generous interior briefly comprises: a reception hall, a generous open plan lounge/dining room with a feature fireplace, French doors out to the rear and double doors opening through to the impressive, fitted kitchen/sitting room boasting quad skylights and large bi-fold doors which extend the space into the rear garden during those warmer months. The contemporary kitchen offers a comprehensive array of fitted units with a large central island, five ring induction hob, dual ovens, integrated microwave, coffee maker and wine fridge.

The first floor comprises: a generous landing, three double bedrooms, bedroom one with an attached ensuite, with a shower, WC and wash basin, bedroom two with fitted wardrobes and an alcove fit for a dressing area, a spacious sing bedroom and family bathroom, with a free-standing bath, a walk-in shower, WC and Mr and Mrs washbasins.

To the rear of the property is a well-kept garden, initially laid to paved patio slabs, a reasonable circular lawn, with a row of tall trees and fenced border.

Located in a popular residential location, convenient for a choice of local schooling, supermarkets, as well as great road



transport links via major highways, M5 & M42 for ease of travel to surrounding areas. Bromsgrove town is easily accessible while Aston Fields is close by having a railway station for links into Birmingham city centre.

Details:

Entrance Hall

Utility Room 13'1"x26'10" (4mx8.18m)

WC 6'5"x4'2" (1.96mx1.27m)

Kitchen/Sitting Room 13'1"x26'10" (4mx8.18m)

Lounge 17'5"x24'8" (5.3mx7.52m)

Garage 7'3"x3'11" (2.2mx1.2m)

Landing

Bedroom 1 9'9"x11'4" (2.97mx3.45m)

Ensuite 6'5"x7'3" (1.96mx2.2m)

Bedroom 2 10'6"x13'7" (3.2mx4.14m)

Bedroom 3 9'9"x13'4" (2.97mx4.06m)

Bedroom 4 8'10"x7'7" (2.7mx2.3m)

Bathroom 11'11"x8'5" (3.63mx2.57m)

EPC Rating: C

Council Tax Band: D (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?

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.

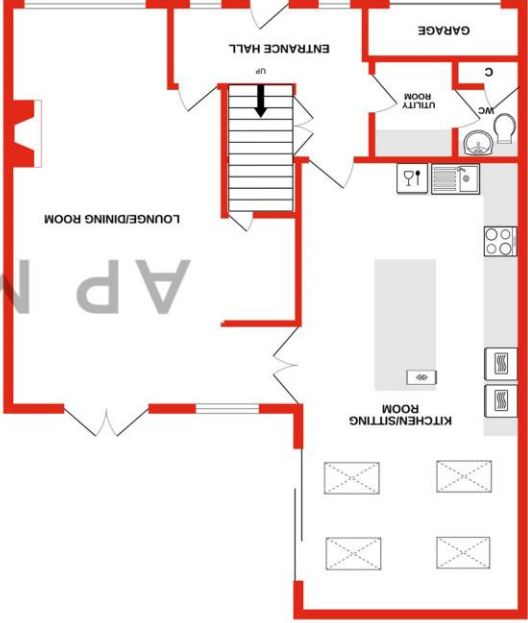
Need a solicitor?

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.

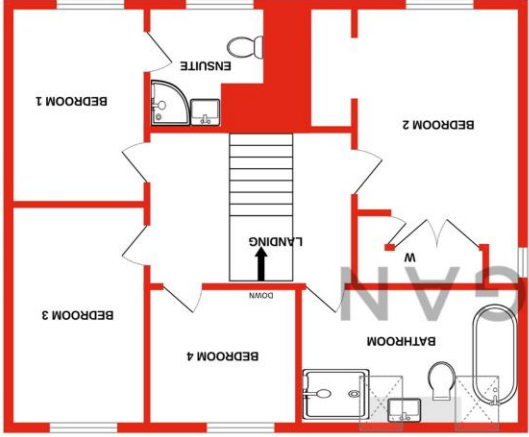
Need a removal company and storage?

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, to arrange a survey.

GROUND FLOOR



1ST FLOOR



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