

AP MORGAN



Warbage Lane, Dodford, Bromsgrove
Guide Price £850,000

Features:

- Offered with no onward chain
- Generously extended four bedroom detached cottage
- Substantial corner plot approx. 2.5 acres
- Highly desirable semi-rural location
- Lounge, dining room & billiards room
- Fitted kitchen/diner
- Two bathrooms & two W/C's
- Gated driveway, double garage & timber workshop

Description:

Offered with no onward chain is this generously extended, four bedroom, detached cottage, situated on an enviable corner plot within the highly desirable semi-rural village of Dodford, Bromsgrove.

The property offers excellent potential for redevelopment and further extending, subject to planning permissions.

The imposing property is approached by a gated driveway bordered by mature hedgerows, a well-maintained front lawn, a roller shutter door leading to the double garage, and a pathway to the front door.

Once inside, the generous interior briefly comprises: Entrance hall leading to a guest w/c and a ground floor bathroom, dual-aspect lounge with feature log burner and staircase leading up to bedrooms three and four, dining room, large fitted kitchen/diner, inner hallway with a door to a utility room and further w/c, and a staircase leading to a landing with sizable double bedrooms one and two, along with a family bathroom. To complete the layout is an impressive triple-aspect billiards room, providing ample space for a full-size snooker table or opportunity to use as an additional reception room.

The highlight of the property is the expansive wrap-around grounds mainly laid to lawns with mature trees and hedgerows to boundaries, and a large timber workshop.

Situated in the semi-rural village of Dodford to the north of Bromsgrove town, the property is sought after for its idyllic surroundings, village pubs, countryside walks, and public



footpaths. Well-regarded schooling can be found in the nearby village of Fairfield, with excellent access to major road links including the M5 and M42 for further travel and commuting.

Details:

Entrance Hall 9'10" x 8'5" (3m x 2.57m) Both max

Guest W/C 3' x 6'7" (0.91m x 2m)

Bathroom 6'5" x 9'6" (1.96m x 2.9m) Both max

Dining Room 10'6" x 11' (3.2m x 3.35m) Both max

Lounge 10'6" x 25' (3.2m x 7.62m)

Kitchen/Diner 10' x 28'7" (3.05m x 8.7m) Both max

Utility Room 8'10" x 11'4" (2.7m x 3.45m) Both max

W/C

Billiard Room 19'9" x 24'10" (6.02m x 7.57m)

First Floor

Bedroom One 19'8" x 13'3" (6m x 4.04m)

Bedroom Two 19'8" x 13'3" (6m x 4.04m)

Bathroom 8'10" x 5'6" (2.7m x 1.68m)

Bedroom Three 10'9" x 12'6" (3.28m x 3.8m) Both max

Bedroom Four 10'8" x 12' (3.25m x 3.66m) Both max

EPC Rating: E

Council Tax Band: G (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

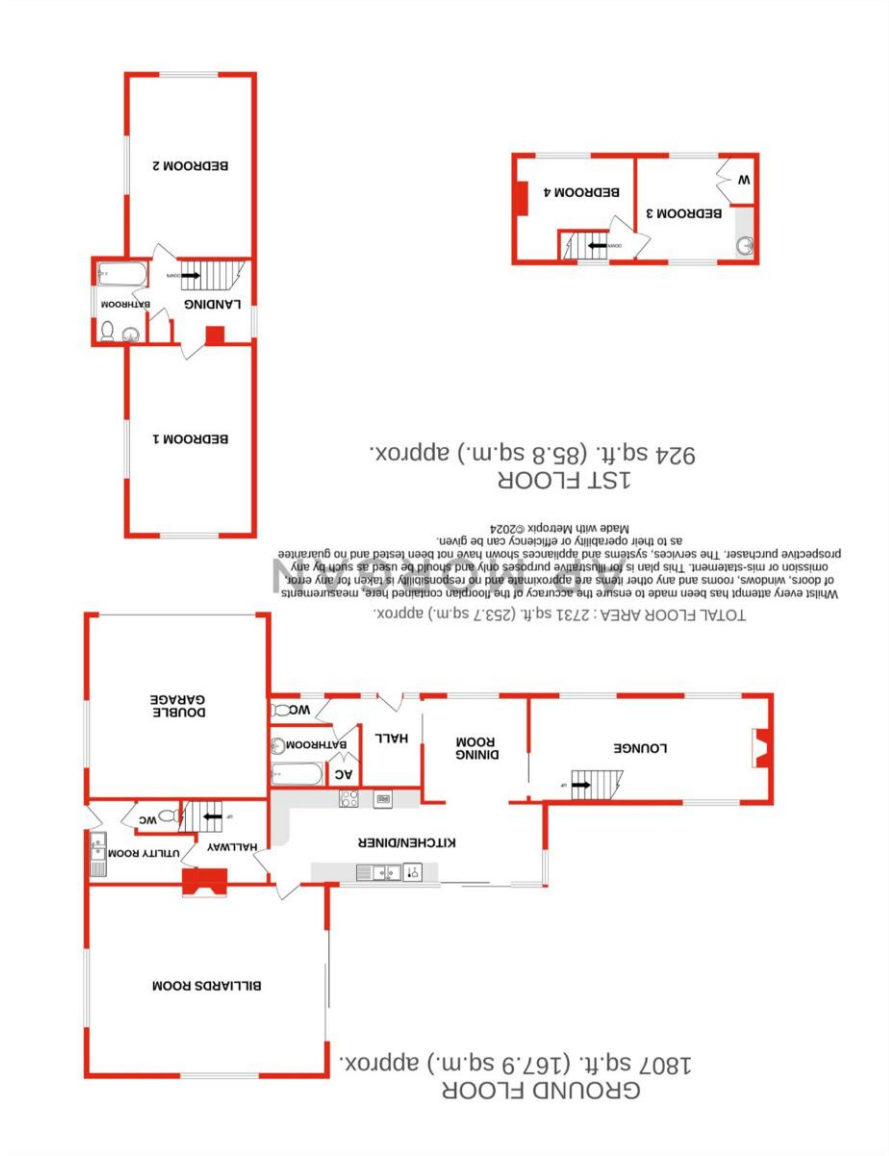
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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.

Identity Checks

Estate Agents are required by law to conduct anti-money laund checks on all those buying a property. We have partnered with party supplier to undertake these who will contact you once you had an offer accepted on a property you wish to buy. The cost these checks is £39 + VAT per buyer and this is a non-refundable These charges cover the cost of obtaining relevant data, any monitoring and checks completed in advance of the issuing of memorandum of sale on the property you would like to buy.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.