



AP MORGAN

Birmingham Road, Marlbrook,
Offers in the region of £725,000

Features:

- Impressive detached family home
- Five double bedrooms all with fitted wardrobes
- Two spacious reception rooms
- Fitted kitchen/diner & separate utility room
- Two bathrooms, en-suite & separate w/c
- Double garage
- Large workshop with potential for use as home business/gym/additional living space
- Generous landscaped gardens & block paved driveway

Description:

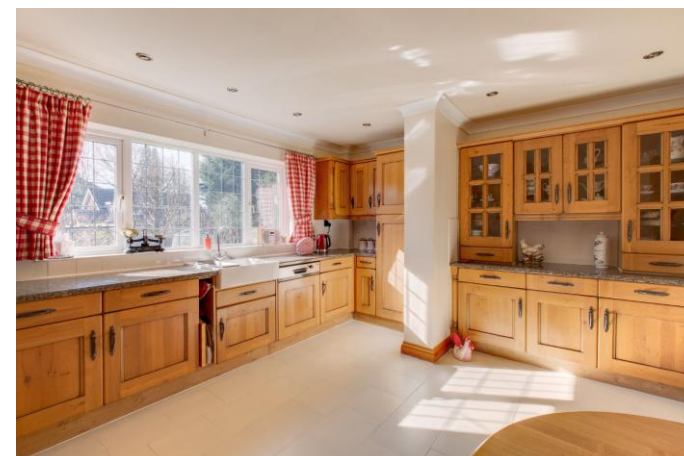
Set back from the road in a sought-after location, this outstanding five double bedroom detached residence offers generous living space, impressive gardens, and excellent potential for further development (subject to planning permission). This prime location offers unparalleled convenience with easy access to amenities and transport links, including the M5 and M42, facilitating smooth travel across the West Midlands.

Upon entering the property, a welcoming porch leads into a spacious reception hallway, with access to two sizable reception rooms, including a lounge featuring a charming log burner. The well-appointed kitchen/diner is complemented by a separate utility room for added convenience. A ground-floor bathroom and W/C complete the downstairs accommodation.

Upstairs, five double bedrooms all benefit from fitted wardrobes, including a spacious master bedroom with an en-suite. A family bathroom and an additional W/C serve the remaining bedrooms.

Externally, the property boasts an expansive landscaped rear garden with a brick-built potting shed and a greenhouse, both with power sockets. A rear gate leads to a store area and brook, while a further gate provides access to a log store/yard area. The substantial plot presents excellent scope for extension (subject to planning).

A standout feature is the large workshop—previously a double garage—which offers superb potential for conversion



into a granny annexe, home business space, or gym. Additionally, a separate double garage provides further parking and storage.

A block-paved driveway offers ample off-road parking, while the property's position ensures privacy and a sense of exclusivity. Conveniently located for local amenities, transport links, and well-regarded schools, this is a rare opportunity to acquire a substantial home with remarkable versatility.

Situated in Marlbrook, this property enjoys access to a variety of local amenities and scenic walking areas, such as the nearby Lickey Hills Country Park. The convenience of the town centre, with its leisure centre, David Lloyd Gym, Bromsgrove Golf Course, supermarkets, eateries, medical facilities, and professional services, further enhances the appeal of this location. Families will appreciate the presence of first, middle, and high schools, including the esteemed Bromsgrove School. For those who commute, the property offers easy access to the national motorway network, with the M5 and M42 junctions allowing for straightforward travel to the West Midlands conurbation.

Details:

Porch 2.38 x 1.79

Entrance Hall

Lounge 6.54 x 3.54

Dining Room 3.22 x 3.54

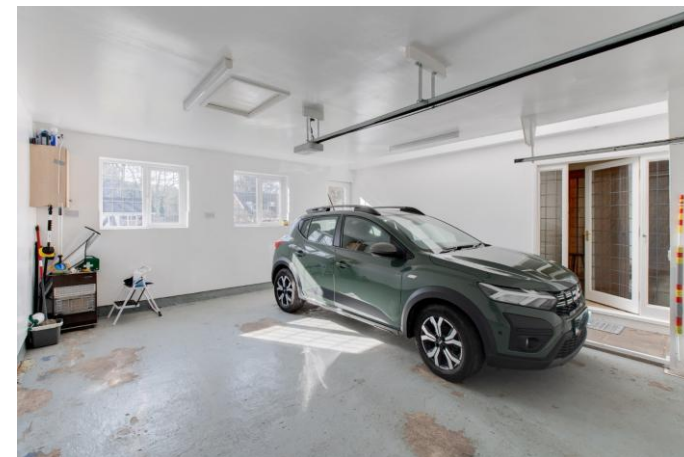
Kitchen/Diner 4.02 x 4.39

Utility Room 4.0 x 2.20

Bathroom 4.02 x 1.79

Double Garage 5.8 x 5.51

Workshop 5.51 x 5.19



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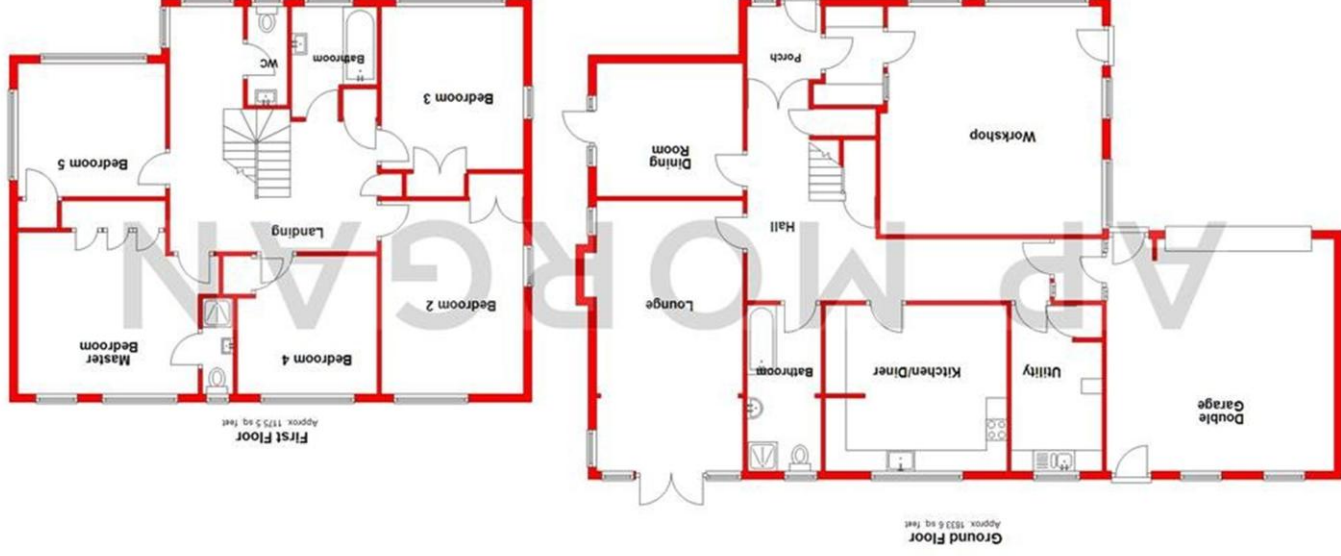
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