

AP MORGAN



Barley Croft, Stoke Heath, Bromsgrove
Guide Price £415,000

Features:

- Four bedroom detached house in cul-de-sac
- Kitchen & separate dining room with bay
- Family bathroom & ground floor shower room
- Spacious lounge
- Generous rear garden
- Block paved driveway, carport & garage
- EPC - rating D

Description:

Occupying a sizable plot within a sought-after cul-de-sac in Stoke Heath, Bromsgrove, this much-improved and beautifully presented four-bedroom detached home offers spacious family living in a desirable location.



The property is approached via a spacious block-paved driveway providing parking for multiple vehicles, extending under a carport and offering access to a garage with an up-and-over door.

Inside, the layout briefly comprises: an entrance hallway with stairs rising to the first floor, a generously sized lounge featuring a fireplace and new double-glazed French doors to the rear, and a formal dining room with a bay window overlooking the front aspect. A useful ground floor shower room and a fitted kitchen with dual aspect views complete the ground floor. The kitchen features a new integrated oven, an induction hob, and space for a tall fridge/freezer, washing machine, and dishwasher.



Rising upstairs, the first floor landing has doors leading off to a double bedroom one with built in wardrobe storage, double bedrooms two and three, sizable bedroom four and a three-piece family bathroom suite having shower over bath.

The rear garden enjoys a private, south-westerly orientation, offering uninterrupted views of open green space and the Malvern Hills beyond. The garden features a paved patio, access to the garage, a generous lawn, and well-stocked borders.



Recent improvements made by the current owners include high-specification double-glazed windows throughout, and a modern combi boiler (still under warranty).

Stoke Heath is a sought-after area popular for its proximity to Bromsgrove town centre, which offers a variety of supermarkets, schools (both private and state), a convenience store, a post office, and access to open countryside. Additionally, the property benefits from excellent transport links, including the M5 and M42 for commuting and travel.

Details:

Entrance Hallway

Lounge 12'9" x 18'9" (3.89m x 5.72m)

Dining Room 12'1" x 8'8" (3.68m x 2.64m)

Kitchen 9'1" x 8'5" (2.77m x 2.57m)

Shower Room 5'6" x 5'5" (1.68m x 1.65m)

Garage 17'8" x 8'2" (5.38m x 2.5m)

First Floor Landing

Bedroom One 13'1" x 9'5" (4m x 2.87m)

Bedroom Two 9'8" x 10'5" (2.95m x 3.18m)

Bedroom Three 10'1" x 8'3" (3.07m x 2.51m)

Bedroom Four 10'2" x 7'10" (3.1m x 2.4m)

Bathroom 6'2" x 6'4" (1.88m x 1.93m)

EPC Rating: D

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.



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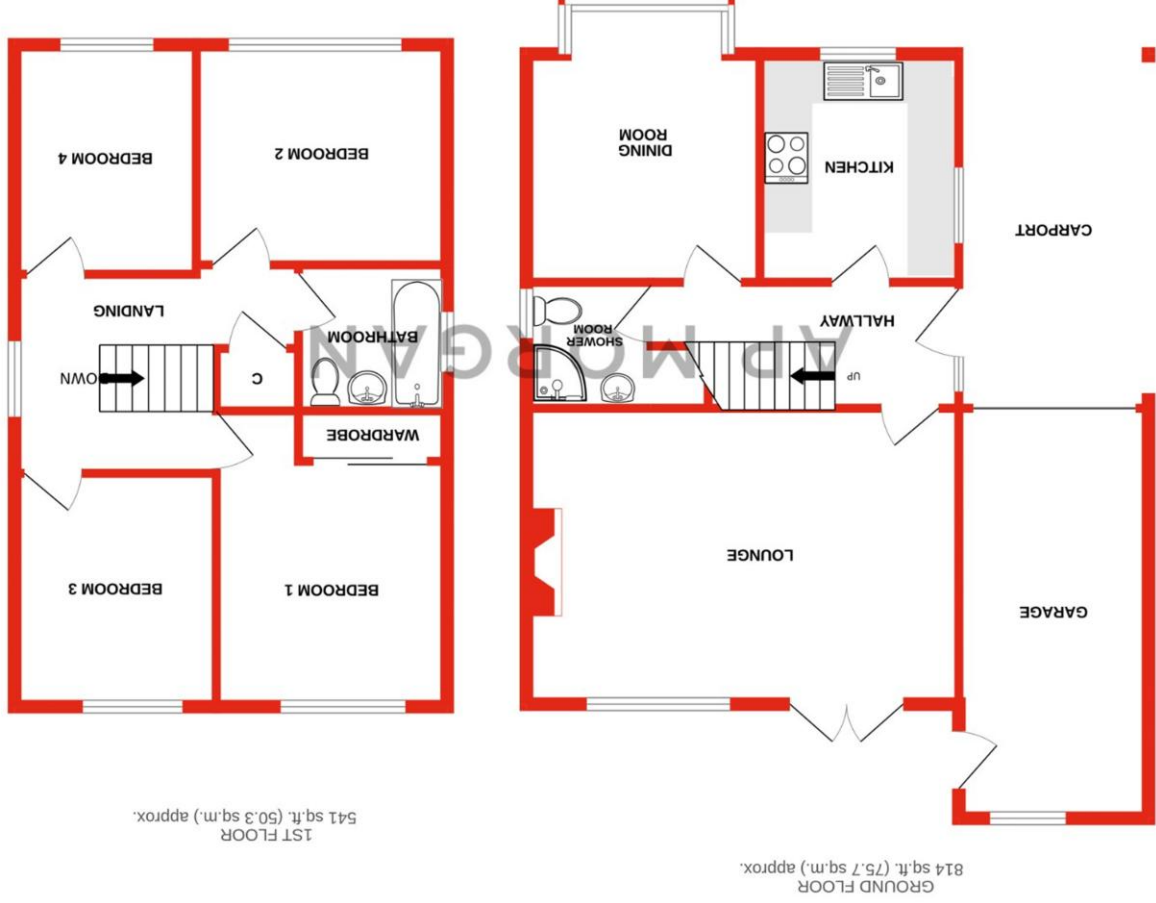
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