

AP MORGAN



Cottage Lane, Marlbrook, Bromsgrove
Offers Over £350,000

Features:

- Well-presented detached house
- Three bedrooms
- Desirable cul-de-sac location
- Spacious lounge & large garden room
- Kitchen/diner
- Family shower room & ground floor w/c
- Enclosed rear garden
- Garage & driveway

Description:

Situated in a desirable semi-rural cul-de-sac on the outskirts of Marlbrook, Bromsgrove, this well-presented three-bedroom link-detached family home offers a peaceful setting with convenient access to local amenities and countryside walks.

The property is approached via a driveway with an artificial lawned fore-garden, access to the garage via an up-and-over door, and an enclosed porch leading to the front entrance.

Once inside, the interior briefly comprises: an entrance hallway, a lounge with a feature fireplace, a spacious open-plan kitchen/diner, and an inner hallway providing access to the rear garage door, a ground floor W/C, and a large garden room offering additional reception space.

Rising upstairs, the first-floor landing gives access to two double bedrooms, a single bedroom, and a family shower room.

Moving outside, the property enjoys a low-maintenance rear garden, featuring an initial paved patio seating area with steps leading up to an artificial lawn, enclosed by timber-fenced boundaries.

Ideally situated, the property benefits from a nearby public footpath leading through countryside walks, as well as an additional pathway providing easy access to a local park with a children's play area. The sought-after location offers proximity to the Lickey Hills, Barnt Green, and a variety of local shops, eateries, pubs, and leisure facilities. Excellent



road links, including the M42 and M5, make this an ideal home for commuters.

Details:

Porch

Entrance Hallway

Lounge 13'10" x 12'6" (4.22m x 3.8m) Both max

Kitchen/Diner 9'10" x 15'8" (3m x 4.78m)

Garden Room 8'8" x 11'4" (2.64m x 3.45m)

Ground Floor W/C 9'7" x 4'2" (2.92m x 1.27m)

Garage

First Floor Landing

Bedroom One 12'2" x 9'2" (3.7m x 2.8m)

Bedroom Two 11'6" x 9'2" (3.5m x 2.8m)

Bedroom Three 9'2" x 6'3" (2.8m x 1.9m)

Shower Room 6'1" x 6'1" (1.85m x 1.85m)

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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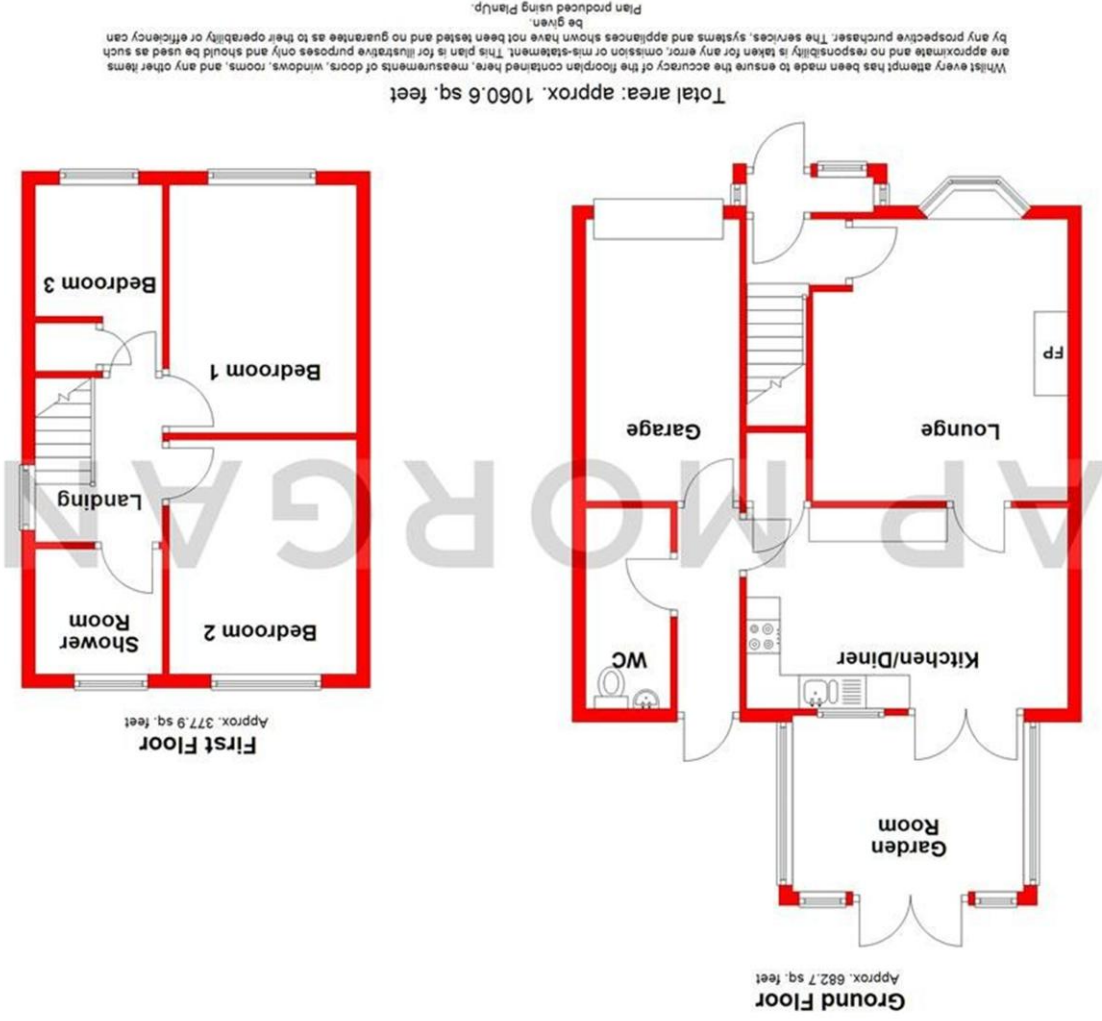
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