

AP MORGAN



Churchfields Close, Bromsgrove,
Offers Over £340,000

Features:

- Generous & well-presented semi-detached house
- Four bedrooms (three being doubles)
- Open plan kitchen/dining room with large bi-fold doors
- Separate utility room
- Lounge with feature log burner
- Contemporary family bathroom & ground floor w/c
- Low maintenance rear garden & large driveway
- Generous garage and workshop

Description:

A superb opportunity to purchase this beautifully presented and extended four-bedroom semi-detached family home, occupying a corner plot in a popular location with ideal access to local schooling and Bromsgrove town centre.

Set back from the road, the property is approached via a spacious driveway providing off-road parking for up to five vehicles.

Once inside, the welcoming interior briefly comprises a heated porch leading into the entrance hallway, a spacious lounge with a feature wood burner and a bespoke fitted media wall with shelving and storage. A door from the lounge opens into the impressive open-plan kitchen/dining space, where full-width bi-fold doors create a seamless flow into the rear garden, ideal for entertaining during the warmer months. The kitchen itself features a range of wall and base units, space for freestanding appliances, and a fitted breakfast bar for casual dining.

A separate utility room offers plumbing for a washing machine and space for a tumble dryer, and provides access to a ground floor WC. Completing the ground floor is a larger-than-average garage and workshop, equipped with power sockets and plumbing, offering potential for conversion into additional accommodation or a ground floor bathroom, subject to any necessary consents.

Upstairs, the split-level landing leads to four well-proportioned bedrooms, including a good-sized double bedroom one with built-in wardrobes and a large storage cupboard. Double bedrooms two and three, a good-sized



single bedroom four, and a contemporary family bathroom complete the layout. The bathroom features a half bath and a separate shower enclosure.

The property further benefits from gas fired central heating, approximately 10 and a half years remaining warranty on the boiler, double glazing throughout, and two boarded loft spaces, both fitted with power and fixed ladders.

Outside, the rear garden has been landscaped for ease of maintenance and includes paved seating areas, a timber decked section, a gravelled area with two timber shed stores, and an external power socket. A side gate provides convenient access to the front of the property.

The home is ideally located close to local convenience stores, eateries, and green spaces. It also sits within the catchment for several highly regarded primary and secondary schools. Bromsgrove town centre is within one mile and offers a wide range of amenities including supermarkets, gyms, restaurants, and shops.

Details:

Porch

Lounge 4.93 x 4.58 Both max

Kitchen/Dining Room 4.43 x 5.55 Both max

Utility Room 2.58 x 1.77

Garage 4.82 x 3.72 Both max

Workshop 2.63 x 2.72

First Floor Landing

Bedroom One 3.29 x 4.25 Both max

Bedroom Two 2.97 x 3.67 Both max

Bedroom Three 3.0 x 3.13

Bedroom Four 2.58 x 2.43

Bathroom 2.51 x 2.62 Both max

EPC Rating: D

Council Tax Band: C (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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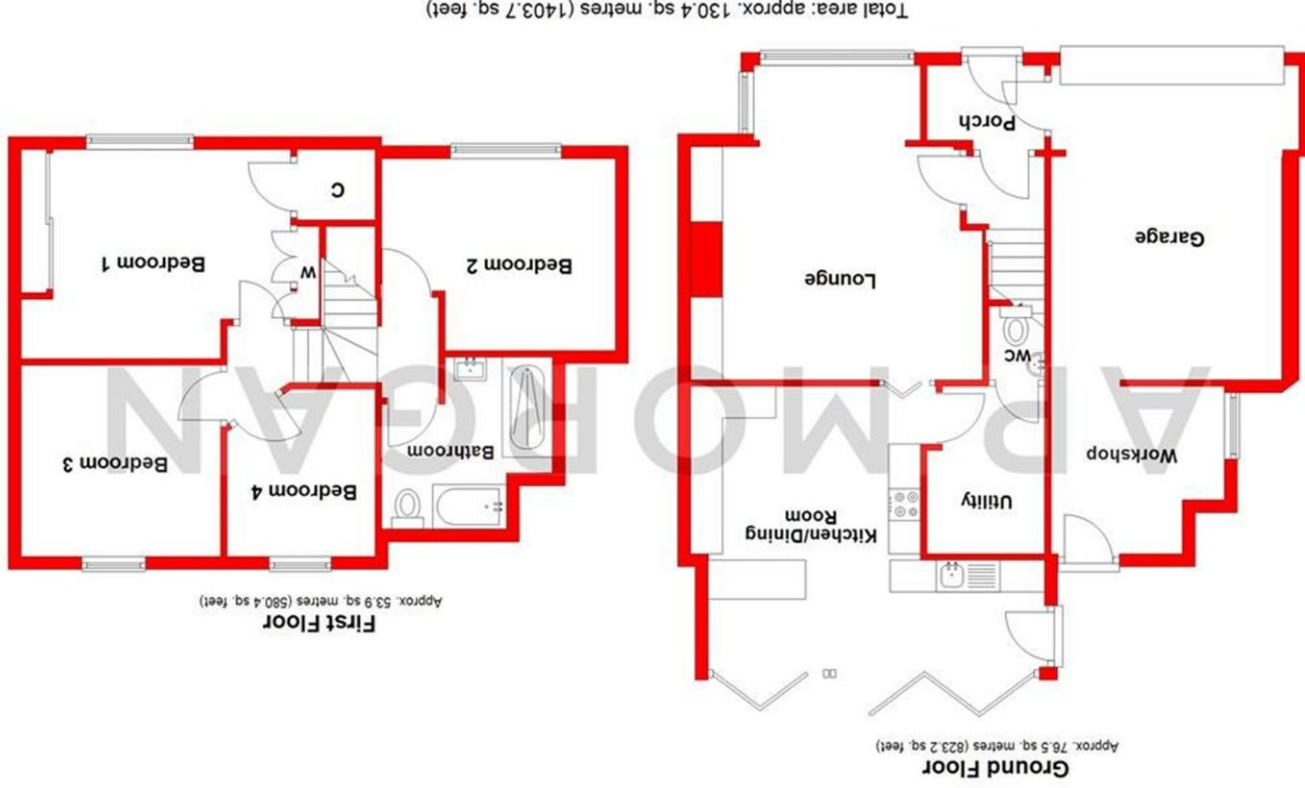
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