

AP MORGAN



Old Birmingham Road, Marlbrook, Bromsgrove
Offers in the region of £575,000

Features:

- Offered with no onward chain
- Substantial detached bungalow
- Excellent potential
- Three double bedrooms
- Large L-shaped lounge & conservatory
- Open plan kitchen/dining room
- Two driveways, carport & garage
- Generous rear garden with potential to extend STPP

Description:

Offered with no onward chain is this substantial three-bedroom detached bungalow, occupying a generous plot within the desirable semi-rural location of Marlbrook, Bromsgrove. The property requires internal renovation and offers excellent scope to extend (STPP) to create an impressive family home.

The property is set back from the road behind a wide frontage, featuring two block-paved driveways, lawned gardens with well-stocked planted borders, and mature pine trees providing natural screening from the road.

Inside, the spacious accommodation briefly comprises a porch opening into a central hallway. From here, there is access to three well-proportioned bedrooms, a family bathroom, a generous living room leading into a bright conservatory, and a separate dining area adjacent to the fitted kitchen. There is also access to a covered entryway connecting the kitchen to the garage and a useful utility room.

Outside, the extensive rear garden is laid mainly to lawn with mature planted beds and borders. Additional features include a timber shed, greenhouse, and access to a car port with a vehicle gate to the front. The garden is enhanced by a charming stream running along the rear boundary, adding to the tranquil setting.

Situated in a highly regarded semi-rural location, the property is close to local conveniences and enjoys easy access to both Bromsgrove town centre and the sought-after village of Barnt Green. These offer a range of shops,



restaurants, and leisure facilities, as well as bus and train services. The area is well-served by highly regarded schools and benefits from excellent transport links, with the M42 and M5 motorways nearby, making it ideal for commuting to Birmingham, Worcester, and beyond.

Details:

Covered Entry 23'2" x 6'6" (7.06m x 1.98m)

Dining Area 12'4" x 9'10" (3.76m x 3m)

Kitchen 9'9" x 9'10" (2.97m x 3m)

Living Room 22'5" x 20'9" (6.83m x 6.32m) Both max

Hall

Bedroom One 12' x 12'6" (3.66m x 3.8m)

Bedroom Two 16'6" x 9'1" (5.03m x 2.77m) Both max

Bedroom Three 15'1" x 10'6" (4.6m x 3.2m)

Porch

Bathroom 9'9" x 9'9" (2.97m x 2.97m)

Conservatory 7'11" x 28'6" (2.41m x 8.69m)

Utility 6'2" x 10'10" (1.88m x 3.3m)

Garage 22'5" x 13'8" (6.83m x 4.17m)

EPC Rating: To be confirmed

Council Tax Band: E (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 Wiser 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.wisermortgageadvice.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.

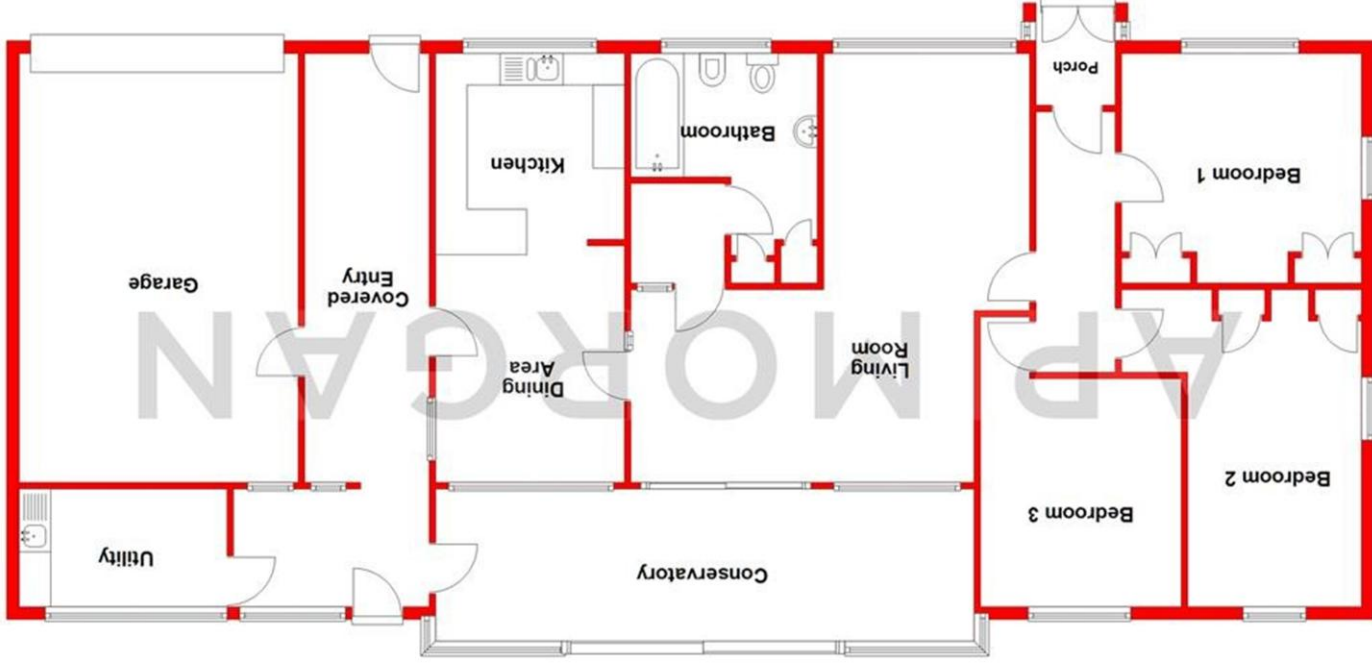
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Ground Floor
Approx. 2063.6 sq. feet



Total area: approx. 2063.6 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using Planlup.

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