

**AP MORGAN**



**Elm Grove, Bromsgrove**  
Guide Price £350,000



**Features:**

- Four bedroom semi-detached family home
- Generous accommodation laid over three floors
- Two reception rooms & large conservatory
- Fitted kitchen & utility
- Family bathroom & ground floor shower room
- Large landscaped rear garden
- Block paved driveway & additional drive at rear
- Popular location

**Description:**

An excellent opportunity to purchase this deceptively spacious four-bedroom semi-detached family home, offering generous accommodation across three floors, a beautifully landscaped rear garden, and the rare advantage of two driveways. The property occupies a well-regarded and convenient location on the northern outskirts of Bromsgrove town, ideal for access to local amenities, schools, and commuter routes.

The property is approached via a block-paved driveway providing off-road parking and access to the front entrance. An open canopy porch shelters the front door, while a second driveway is accessed from Walton Road at the rear, offering additional secure parking options.

Upon entry, the welcoming and well-presented interior begins with a hallway featuring a useful under-stairs storage cupboard and stairs rising to the first floor. To the front of the home is a spacious lounge. A separate dining room, complete with gas fireplace, opens through sliding doors into a bright conservatory, which enjoys garden views and French doors out to the patio.

The kitchen is fitted with a range of wall and base units, stainless steel sink, integrated electric oven and hob with extractor above, and enjoys an outlook over the rear garden. A doorway leads through to the side utility area, which also serves as a secondary entrance with doors to both front and rear. The utility is equipped with plumbing for white goods and includes a ceramic sink. To the rear is a convenient ground floor shower room comprising a WC, wash basin, and enclosed shower cubicle.

The first-floor landing gives access to three bedrooms and the family bathroom. Bedroom one, positioned to the rear, includes built-in wardrobes. Bedrooms two and three are both good-sized rooms situated at the front of the property. The four piece family bathroom comprises a vanity unit with inset basin, WC, bathtub, and a separate enclosed shower cubicle.

Stairs from the first-floor landing lead to a second-floor loft conversion, providing a generous fourth bedroom complete with two Velux-style roof windows and access to useful eaves storage.

Outside, the property boasts a generous and thoughtfully landscaped rear garden. An initial paved patio area is perfect for outdoor dining and entertaining, leading up to a large lawn bordered by established shrubs and





planting. A concrete outbuilding provides storage, and a timber gate at the rear opens onto the second driveway accessed via Walton Road.

The property further benefits from new internal doors throughout and a recently installed boiler (approximately one year old).

Elm Grove is located in the popular Norton area of Bromsgrove, within easy reach of the town centre, highly regarded schools, and an excellent range of shops, cafes, and amenities. The area also offers superb transport connections, including nearby motorway links (M42 and M5) and public transport routes, making it ideal for commuters. The scenic Lickey Hills Country Park is also just a short drive away, offering a wealth of outdoor leisure opportunities.

**Details:**

**Entrance Hall**

**Lounge** 3.97 x 3.30

**Sitting Room** 3.14 x 3.52

**Conservatory** 3.84 x 2.43

**Kitchen** 2.42 x 1.89

**Utility/Side Entry** 1.46 x 8.20

**Shower Room** 2.35 x 1.28 Max

**First Floor Landing**

**Bedroom One** 3.54 x 3.15

**Bedroom Two** 3.07 x 3.30 max

**Bedroom Three** 2.49 x 1.83

**Bathroom** 2.33 x 1.89

**Second Floor**

**Bedroom Four** 4.28 x 3.84

**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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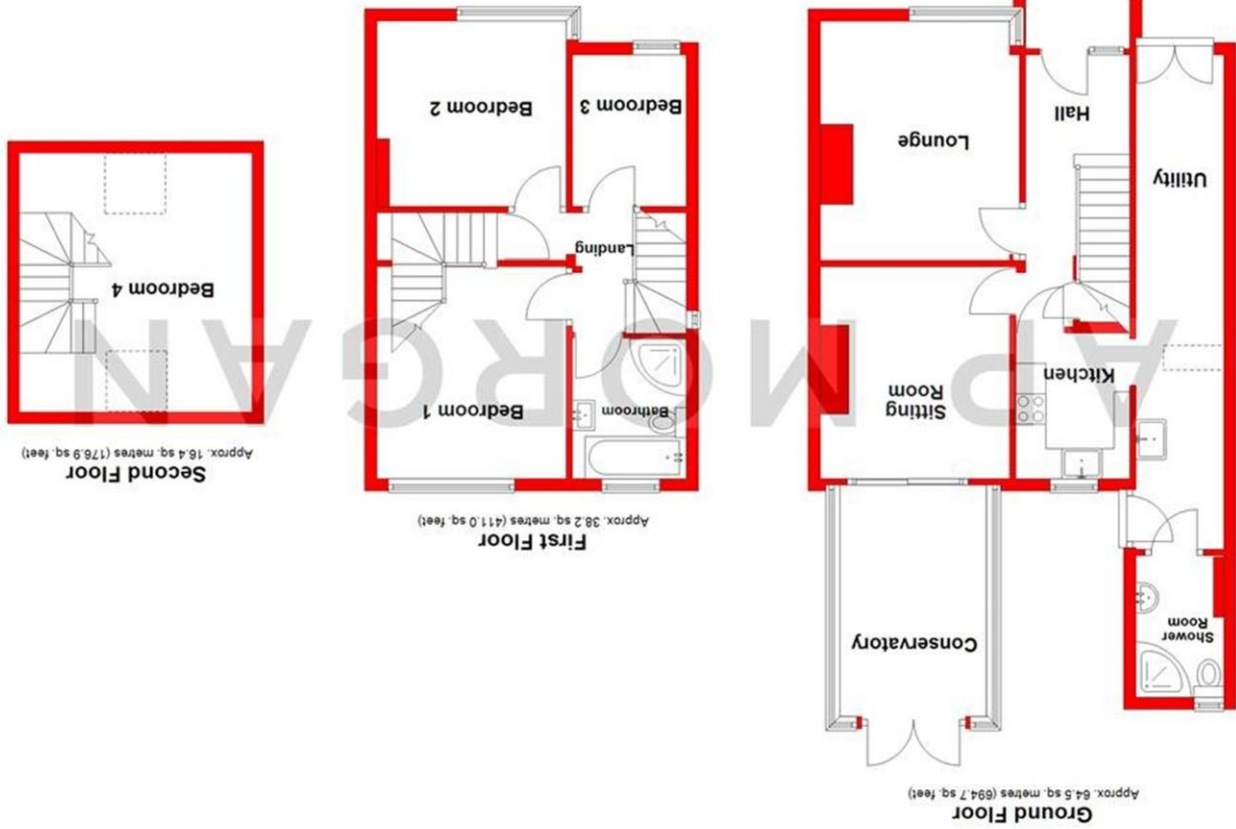
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