

AP MORGAN



Copse Wood Way, Norton Farm, Bromsgrove
Offers in the region of £475,000

Features:

- Immaculately presented detached house
- Four good-sized bedrooms
- Spacious lounge with bay window
- Stylish open plan kitchen/dining/family room
- Modern family bathroom, en-suite & ground floor W/C
- Landscaped South Easterly facing rear garden
- Garage & double fronted driveway
- Sought after residential estate constructed by Barratt Homes with remaining NHBC warranty

Description:

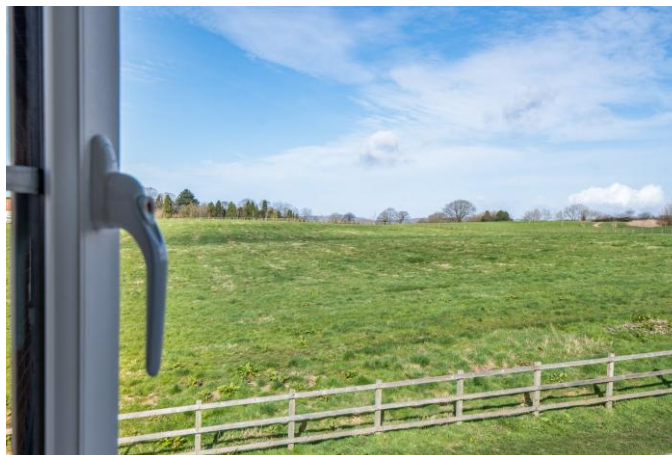
A stunning example of a modern four-bedroom detached family home, occupying a prime position overlooking extensive open fields to the front, within the highly sought-after Norton Farm residential development in Bromsgrove.

Constructed in 2017 by Barratt Homes, this immaculate property briefly comprises: an entrance hallway with access to a ground floor guest W/C and under-stairs storage; a spacious lounge with bay window offering views across the open green space; and a contemporary open-plan kitchen/dining/family room fitted with a range of wall and base units, integrated oven, gas hob, dishwasher, and fridge/freezer.

To the first floor, the landing gives access to: the master bedroom with en-suite shower room; a second double bedroom; two further well-proportioned bedrooms; and a modern family bathroom suite.

Externally, the property boasts a level and sunny rear garden, laid to an initial paved seating area with a timber shed, a well-maintained lawn, and fenced boundaries. Two gated side entrances provide access to the front of the property, where there is a double driveway leading to a detached garage, complete with lighting and an electric vehicle charging point.

The home is ideally located within the popular Norton Farm development, known for its proximity to Bromsgrove town centre, which offers a wide range of amenities including leisure facilities, restaurants, shops, and pubs, along with



excellent transport links via the nearby M5 and M42 motorways.

Details:

Entrance Hall

Ground Floor W/C 7'1" x 3' (2.16m x 0.91m)

Lounge 18'3" x 12' (5.56m x 3.66m) both max

Kitchen/Dining/Family Room 14'7" x 19'3" (4.45m x 5.87m)

Garage 21'1" x 10'7" (6.43m x 3.23m)

First Floor Landing

Master Bedroom 11'9" x 10'1" (3.58m x 3.07m)

En-suite Shower Room 5'10" x 7'1"

Bedroom Two 11' x 10'1" (3.35m x 3.07m)

Bedroom Three 8'6" x 8'10" (2.6m x 2.7m) Both max

Bedroom Four 7'4" x 8'3" (2.24m x 2.51m)

Family Bathroom 7'1" x 5'6" (2.16m x 1.68m)

EPC Rating: B

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

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Need a solicitor?

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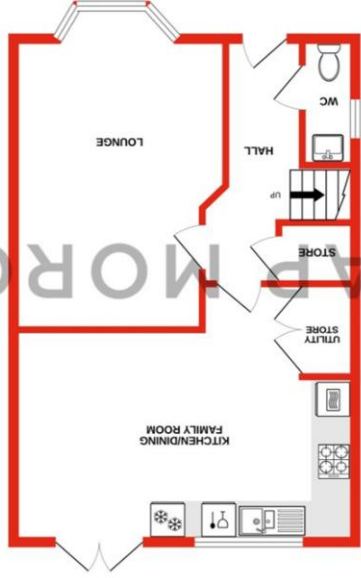
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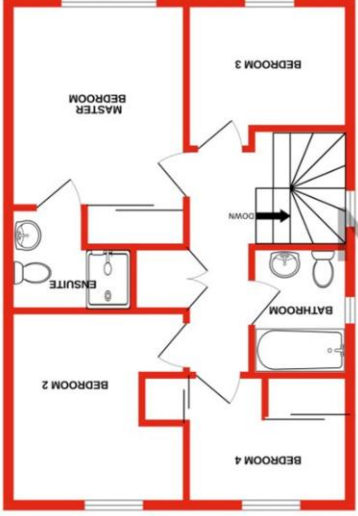
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GARAGE (NOT ACTUAL LOCATION)
201 sq ft (18.6 sq m.) approx.



GROUND FLOOR
556 sq ft (51.3 sq m.) approx.



FIRST FLOOR
157 sq ft (14.6 sq m.) approx.

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