

**AP MORGAN**



**Chimney Way, Stoke Prior, Bromsgrove**  
Guide Price £359,000



### Features:

- Modern three bedroom detached family home
- Constructed in 2020 by Barrett homes
- Remaining NHBC warranty
- Desirable no through road
- Dual aspect lounge & modern kitchen/diner
- Family bathroom, en-suite to master & ground floor w/c
- Garage & driveway to rear for three cars
- Well-regarded semi-rural location with canalside walks nearby

### Description:

Constructed by Barratt Homes in 2020, this beautifully presented three bedroom detached family home enjoys a generous plot with a detached garage and driveway to the rear providing parking for up to three vehicles. The property occupies a quiet no-through road within the highly desirable semi-rural village of Stoke Prior, Bromsgrove, and further benefits from the remaining years of its NHBC warranty for added reassurance.

The property is approached by a neat lawn that extends around the side, with low planting to the frontage. To the rear, a generous driveway and garage provide excellent parking and storage facilities, with the garage itself benefiting from both power and lighting.

Stepping inside, the welcoming hallway offers two useful storage cupboards and a guest cloakroom. The stylish kitchen/diner is fitted with a modern range of units and includes integrated appliances such as oven, gas hob, extractor fan and fridge/freezer. The dining area is positioned by French doors that open directly onto the rear garden, making it ideal for entertaining and family life. A spacious lounge enjoys a dual aspect, creating a bright and comfortable living space.

The first floor accommodates three well-proportioned bedrooms. The master bedroom is fitted with mirrored sliding wardrobes and its own en suite shower room. The second bedroom is a generous double with a built-in storage cupboard, while the third bedroom is a comfortable single or home office. The family bathroom is finished with a modern white suite including bath, wash basin and WC. The loft has been partly boarded, complete with pull-down ladder and lighting, providing convenient additional storage.

The rear garden has been attractively landscaped, with a large paved patio providing plenty of room for outdoor seating and dining, a lawn, and a stone border to the rear boundary. A gate gives direct access to the driveway and garage.



Stoke Prior is a popular village setting offering a range of local amenities including shops, schools, restaurants and pubs, while also being ideally located for access to the M5 and M42 motorways. The development itself includes a children's play park for residents, and Bromsgrove town centre is just a short drive away, providing further shopping, leisure and public services.

**Details:**

**Entrance Hall**

**Ground Floor W/C**

**Lounge** 4.93 x 3.11

**Kitchen/Diner** 4.93 x 3.15

**First Floor Landing**

**Master Bedroom** 3.70 x 3.96 Both max

**En-suite** 2.04 x 1.32 Both max

**Bedroom Two** 3.78 x 3.07 Both max

**Bedroom Three** 2.09 x 2.22

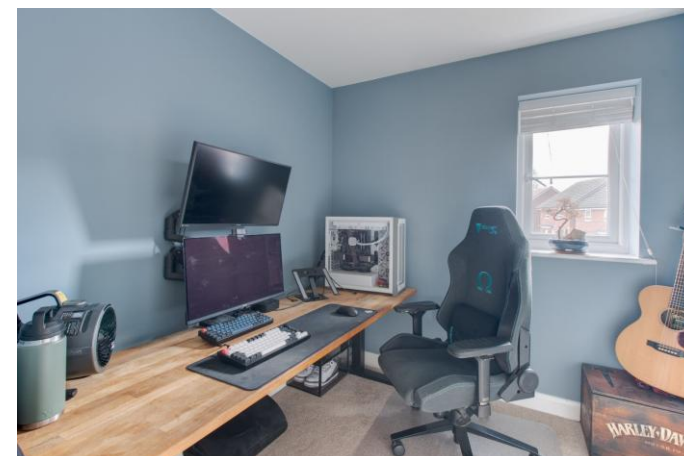
**Family Bathroom** 2.33 x 1.90

**EPC Rating:** B

**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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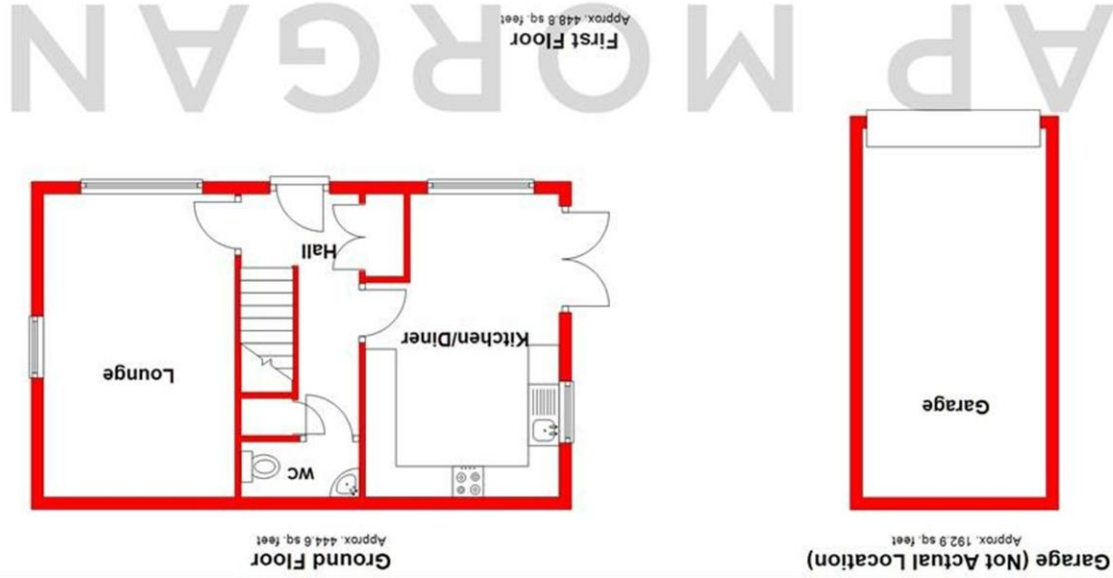
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