

AP MORGAN



Harrow Close, Stoke Heath, Bromsgrove
Asking Price £385,000

Features:

- Well-presented four bedroom detached home
- Desirable cul-de-sac location
- Lounge & conservatory
- Stylish open plan kitchen/dining room
- Separate utility/laundry room
- Modern family bathroom & ground floor w/c
- Store area with roller shutter garage door
- Enclosed rear garden & driveway for multiple cars

Description:

Tucked away in a well-regarded cul-de-sac in Stoke Heath, Bromsgrove, this four bedroom detached family home is well presented throughout and provides practical accommodation in a convenient and popular location.

The property is positioned at the end of a well-regarded cul-de-sac, set back behind a driveway providing parking for multiple vehicles. To the front is a useful store area accessed via a remote-operated roller shutter door, while the main entrance is found to the left-hand side of the property.

Once inside, the welcoming interior briefly comprises: entrance hallway with access to a guest W/C, and a spacious lounge with a feature fireplace and views to the front aspect. To the rear sits the heart of the home – a modern open-plan kitchen/dining room, fitted with a range of wall and base units and offering a selection of integrated appliances including an AEG oven and grill, five-burner AEG gas hob, and dishwasher. The dining area enjoys a pleasant outlook with double doors opening into a bright conservatory that extends the living space and provides direct access out to the rear garden.

Rising upstairs, the first-floor landing gives access to four well-proportioned bedrooms, with bedrooms one, two and four all benefiting from built-in wardrobes. The layout is completed by a modern four-piece family bathroom featuring a walk-in shower enclosure and separate bathtub.

Outside, the property enjoys a private aspect rear garden. It has been thoughtfully arranged to include a paved seating area, a raised patio, a central lawn, and a further timber



decked entertaining space to the rear, all bordered by mature planting and enclosed by timber fencing. A side gate provides access to the front of the property.

The home enjoys a sought-after position within Stoke Heath, an area popular with families thanks to its catchment for highly regarded schools. Local amenities are close at hand, including a supermarket, doctor's surgery, playing field, pubs, and eateries. Excellent road links are easily accessible via the A38, M5 and M42, allowing for convenient travel to Bromsgrove town centre, Redditch, Worcester, and beyond.

Details:

Entrance Hall

Lounge 4.80 x 3.19

Kitchen/Dining Room 2.63 x 6.10

Conservatory 2.81 x 3.14

Utility Room 2.40 x 2.83

Store 2.32 x 2.83

First Floor Landing

Bedroom One 2.94 x 3.17 To front of wardrobes

Bedroom Two 2.72 x 2.91 To front of wardrobes

Bedroom Three 2.97 x 2.89 Both max

Bedroom Four 2.63 x 2.48 To front of wardrobes

Bathroom 2.72 x 1.66

EPC Rating: E

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.



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.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

