

AP MORGAN



Royal Worcester Crescent, Bromsgrove,
Offers in excess of £500,000

Features:

- Offered with no onward chain
- Generous five bedroom detached family home
- Large bay fronted lounge & formal dining room
- Spacious kitchen/breakfast room & large utility
- Master bedroom with contemporary en-suite & dressing room
- Family bathroom, Jack & Jill en-suite and GF W/C
- Sunny aspect landscaped rear garden
- Large driveway and front of garage store

Description:

Available with no onward chain is this impressive and spacious five-bedroom detached family home, situated on the highly sought-after Oakalls development in Bromsgrove.

In brief, the spacious interior comprises a large, welcoming entrance hall; ground floor guest w/c; a lounge with feature walk-in bay window to the front aspect and coal-effect gas fire with surround; and double doors opening through into the formal dining room, which has French doors leading out to the rear garden. The large breakfast kitchen provides a comprehensive range of fitted wall and base units with under-cupboard lighting and granite worktops, along with a range of integrated appliances to include a dishwasher, fridge, five-burner gas hob, oven, and grill. Part of the former garage has been thoughtfully converted into a spacious utility/boot room, offering further fitted units and space for laundry appliances, with a door leading to the rear garden.

Rising upstairs, the first-floor landing accommodates the principal bedroom, which opens into a dressing area with built-in wardrobes and a recently re-fitted en-suite shower room, complete with a Bluetooth LED wall mirror with speakers. Bedrooms two and three are both double rooms and provide access to a Jack & Jill-style ensuite. There is a further double bedroom four, a well-sized bedroom five currently being used as an office space, and a family bathroom with a corner spa-style bathtub.

To the rear, the property offers a private landscaped garden providing an initial stone patio area leading to a raised timber-decked seating space with a sunken filtered pond, extending to a lawn at the rear with a further raised timber-decked seating area and a mix of walled and fenced boundaries. To the front, the property benefits from a driveway accommodating parking for two to three cars, along with a lawned area and access to the front of the garage storage space with fitted electrics and lighting.



Situated on the highly regarded and modern Oakalls development, the property is within reach of Bromsgrove town and nearby amenities, fantastic local private and state schooling, and transport links including the M5 and M42 motorways.

Details:

Entrance Hall

Guest Cloakroom 1.61 x 1.22

Lounge 5.53 x 3.45 Max into bay

Dining Room 3.07 x 3.45

Kitchen/Breakfast Room 3.07 x 5.21

Utility Room 2.76 x 2.64

Store 1.91 x 2.64

First Floor Landing

Master Bedroom 3.70 x 3.45 Max excl dressing room

En-suite 1.78 x 2.27

Bedroom Two 3.10 x 3.51 Max

Bedroom Three 3.70 x 2.64

Jack & Jill En-suite 2.30 x 1.59

Bedroom Four 3.07 x 2.95 Max incl wardrobes

Bedroom Five 3.10 x 2.03

Family Bathroom 2.59 x 1.91

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.



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Identity Checks

Architectural floor plan of a two-story house. The First Floor (left) includes a Master Bedroom, Bedroom 3, Bedroom 4, Bedroom 5, a Bath, a Laundry room, and a central Landing. The Ground Floor (right) includes a Kitchen/Breakfast Room, Dining Room, Lounge, a central Hall, a WC, a Utility Room, a Store, and a Staircase leading up. Red lines indicate the perimeter of the house. Text overlays provide room names and dimensions: 'FIRST FLOOR' (772.3 sq. feet), 'Ground Floor' (770.8 sq. feet), 'Total area: 1543.1 sq. feet', and 'Plan produced using PlanIt Pro'. A large watermark 'ARCHITECTURE' is visible across the plan.

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before视窗, 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 stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Property to sell?

We recommend Wise 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.wisemortgageltd.co.uk

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