

AP MORGAN



Cavendish Close, Marlbrook, Bromsgrove
Offers in the region of £325,000

Features:

- Available with no onward chain
- Desirable cul-de-sac location in Marlbrook
- Generous corner plot with large rear garden
- Three bedroom semi-detached house
- Lounge & separate dining room
- Kitchen & utility room
- Family bathroom
- Block paved driveway & garage

Description:

Offered with no onward chain and occupying a desirable cul-de-sac location within Marlbrook, Bromsgrove, is this three bedroom semi-detached family home situated on a substantial corner plot offering scope for extension (STPP)

The property is approached via a block-paved driveway providing off-road parking for two vehicles, alongside a small lawned frontage. There is access to the garage via an up-and-over door, as well as a side access gate leading through to the rear garden.

Upon entering, the accommodation briefly comprises an entrance hallway, a lounge with a walk-in bay window to the front aspect, and a separate dining room featuring a serving hatch to the kitchen and a large double-glazed sliding door overlooking the rear garden. The kitchen is fitted with a range of appliances and is complemented by a separate utility room, which provides plumbing for laundry appliances, a useful cloaks storage cupboard, and an additional door opening out to the garden.

To the first floor, the landing gives access to a double principal bedroom with bay window to the front aspect, a second double bedroom with fitted wardrobe units, a dual-aspect third bedroom with built-in storage, and a three-piece family bathroom suite.

Outside, the property enjoys a generous wrap-around garden, well maintained and laid mainly to lawn with paved patio areas, mature hedgerows to the boundaries, a summerhouse, and a timber shed for additional storage.



Situated in a sought-after cul-de-sac location within Marlbrook, the property is well placed for nearby shops, restaurants, and excellent transport links, with convenient access to the A38, M5, and M42.

Details:

Entrance Hall

Lounge 4.08 x 3.28 Both max incl bay

Dining Room 3.93 x 3.28

Kitchen 2.85 x 1.81

Utility Room 2.73 x 2.42 Both max

Garage 5.03 x 2.49

First Floor Landing

Bedroom One 4.08 x 2.93 Both max incl bay

Bedroom Two 3.94 x 2.93 Both max incl wardrobes

Bedroom Three 2.68 x 2.21 Both max

Bathroom 1.74 x 2.36

EPC Rating: F

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?

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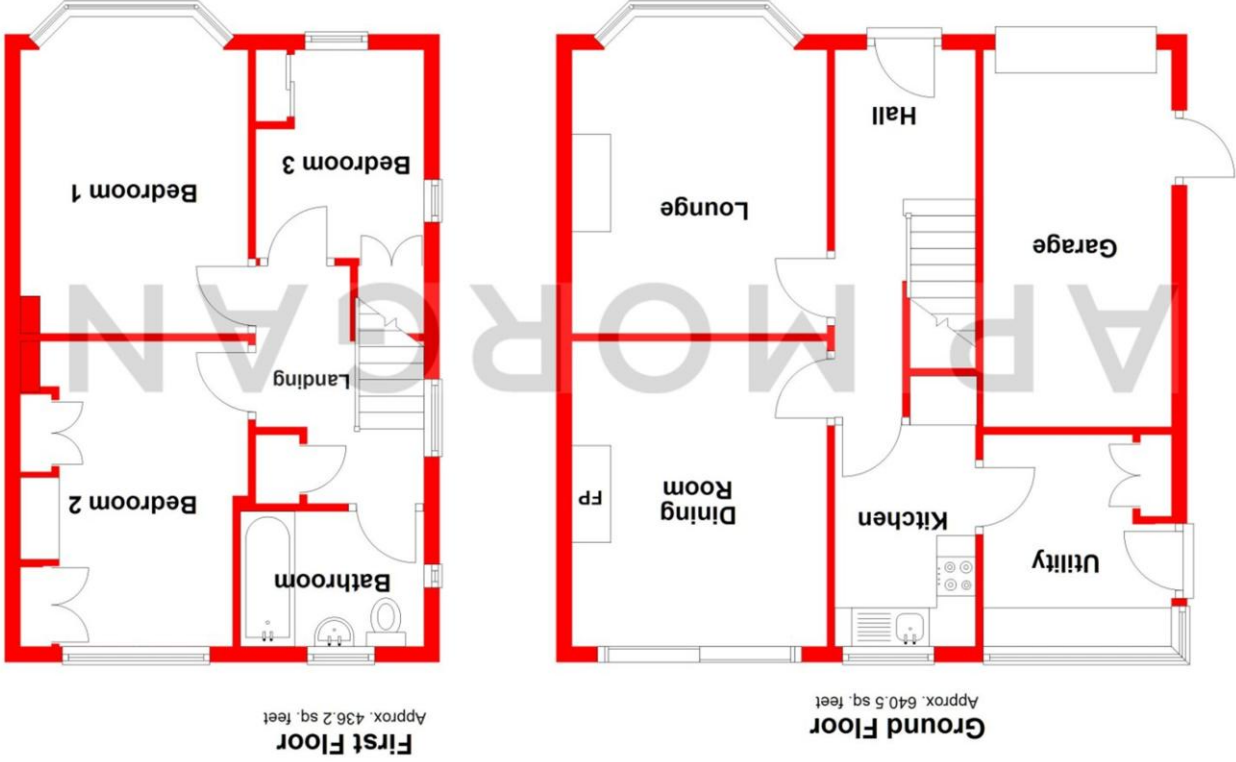
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Total area: approx. 1076.7 sq. feet

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Plan produced using PlanUp.

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