

**AP MORGAN**



**Appletrees Crescent, Woodland Grange, Bromsgrove**  
Asking Price £525,000



**Features:**

- Generous detached family home
- Four spacious bedrooms
- Two reception rooms & conservatory
- Open plan kitchen/dining room
- Ground floor guest w/c & utility room
- Family bathroom & en-suite
- Well-maintained rear garden
- Driveway & double garage with scope for conversion

**Description:**

An excellent opportunity to purchase this attractive and spacious four-bedroom detached family home, situated within a sought-after location on the modern Woodland Grange residential estate in Bromsgrove.

The property, with its appealing kerb presence, is approached via a driveway providing access to a double garage and a storm porch leading to the front door.

Once inside, the well-laid interior briefly comprises: a spacious and welcoming reception hall with stairs rising to the first floor and a ground floor W/C; a front reception room currently used as a formal dining room with feature bay window; a sizeable lounge with bay window to the rear aspect and feature electric fire with surround; and a spacious kitchen/dining room offering a range of integrated appliances, access to a separate utility room for laundry appliances, and double-glazed French doors opening through to the rear conservatory.

Rising to the first floor, the landing provides access to the master bedroom, which enjoys integrated wardrobe storage and a generous en-suite shower room; double bedroom two; double bedroom three with bay window to the front; a well-proportioned bedroom four; and a modern three-piece family bathroom suite with shower over the bath.

Externally, the property benefits from a spacious and well-maintained rear garden, laid to paved seating areas and lawn, enclosed by timber fencing with a side access gate leading to the front.

The property is ideally located within the desirable Woodland Grange development, close to open playing fields and approximately one mile north of Bromsgrove town centre. The area is well served by both private and state schooling, local shops, and





offers excellent commuting access to the M42 and M5 motorway junctions.

**Details:**

**Storm Porch**

**Entrance Hall**

**Reception Room** 10'7" x 9'6" (3.23m x 2.9m)

**WC**

**Lounge** 13'1" x 15'6" (4m x 4.72m) Both Max

**Kitchen/Dining Room** 12'7" x 16'4" (3.84m x 4.98m) Both Max

**Utility** 4'6" x 6'10" (1.37m x 2.08m)

**Double Garage** 14'9" x 9'3" (4.5m x 2.82m)

**Conservatory** 11'7" x 9' (3.53m x 2.74m) Both Max

**Landing**

**Master Bedroom** 11'1" x 12'2" (3.38m x 3.7m) Both Max

**En-suite** 9'2" x 5'3" (2.8m x 1.6m) Both Max

**Bedroom Two** 10'9" x 11' (3.28m x 3.35m)

**Bedroom Three** 9'2" x 9'5" (2.8m x 2.87m)

**Bedroom Four** 6'7" x 12'6" (2m x 3.8m)

**Bathroom** 6'6" x 7'5" (1.98m x 2.26m)

**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.



## 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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

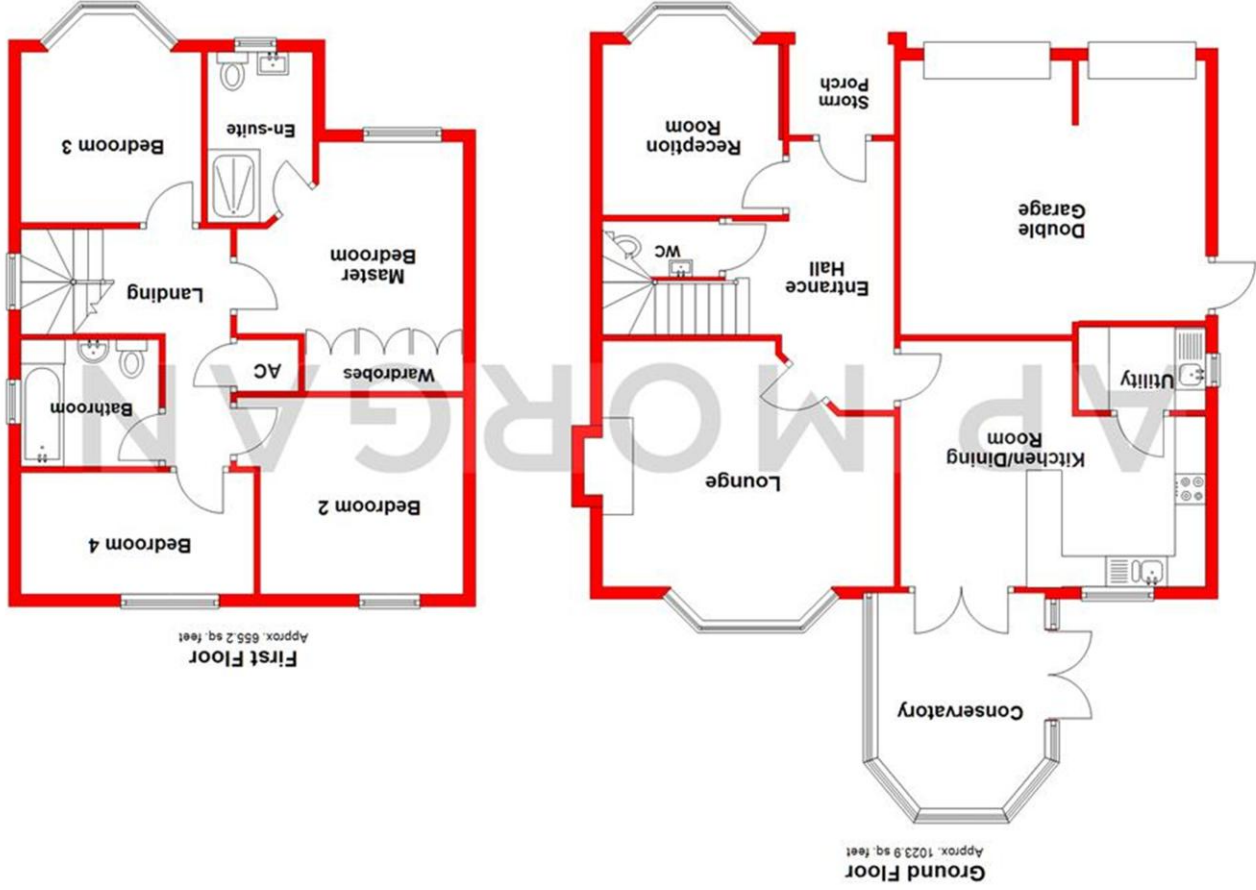
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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.