



**Old Birmingham
Road**

MARLBROOK

£510,000



Three Bedroom Detached House

Features.

- THREE BEDROOMS
- FAMILY BATHROOM AND GROUND FLOOR SHOWER ROOM
- TWO RECEPTION ROOMS AND STUDY
- LARGE KITCHEN/DINER WITH SEPARATE UTILITY ROOM
- SUN ROOM
- DELIGHTFUL REAR GARDEN WITH STREAM
- DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES AND LARGE GARAGE
- APPROXIMATELY 0.20 OF AN ACRE PLOT

Description.

A generously proportioned and well presented three bedroom detached house, offered with ample living accommodation including a large kitchen/diner, two reception rooms and a study providing space to work from home, a large and delightful rear garden with a stream, off road parking and a garage, situated on a plot of approximately 0.20 of an acre in the sought after area of Marlbrook, Bromsgrove.

The property is approached via a gravelled driveway providing off road parking for several vehicles with access to the large garage with power. A secure porch leads directly into the welcoming reception hallway with doors off to; the lounge with a feature open fire; good-sized kitchen/diner with waste disposal and integrated double oven, gas hob and cookerhood; family room; garden room with door to the rear garden; handy utility room; shower room; study room; and wc.

Stairs from the hallway lead up to the first floor landing with doors radiating off to; the master bedroom with fitted wardrobes and cupboards; double bedroom two; bedroom three; and the family bathroom with built-in storage cupboard and a shower situated over the bath.

Outside, the property enjoys a delightful rear garden with a gravelled sitting area, paved patio, extensive lawn with well-stocked beds and borders to secure boundaries and a bridge over a stream to a further lawned area with mature trees and garden sheds.

Situated in Marlbrook, the property benefits from having a number of local amenities and plenty of space for idyllic walks including the nearby Lickey Hills Country Park, while being conveniently located



within easy distance from the town centre offering a new leisure centre, a David Lloyd Gym, Bromsgrove Golf Course and a range of eateries, supermarkets as well as doctors, dentists, Health Centre and professional services. In addition, there are first, middle, and high schools, including the prestigious Bromsgrove School. Bromsgrove also provides easy access to the national motorway network and commuting to the West Midlands conurbation (from M5 and M42 junctions).

Room Dimensions:

Porch

Hall

Lounge: 15' 10" x 10' 0" (4.85m x 3.05m)

Kitchen/Diner: 20' 3" x 15' 10" (6.18m x 4.85m) max

Family Room: 12' 11" x 9' 5" (3.95m x 2.88m)

Garden Room: 31' 9" x 9' 6" (9.70m x 2.92m)

Shower Room: 5' 6" x 4' 5" (1.68m x 1.35m)

Study: 9' 0" x 6' 6" (2.75m x 2.00m)

Garage: 19' 10" x 13' 3" (6.05m x 4.05m)

Stairs To First Floor Landing

Master Bedroom: 15' 10" x 10' 0" (4.85m x 3.05m)

Bedroom Two: 10' 10" x 9' 10" (3.32m x 3.00m)

Bedroom Three: 8' 7" x 7' 0" (2.62m x 2.15m)

Bathroom: 12' 11" x 5' 8" (3.95m x 1.75m) max



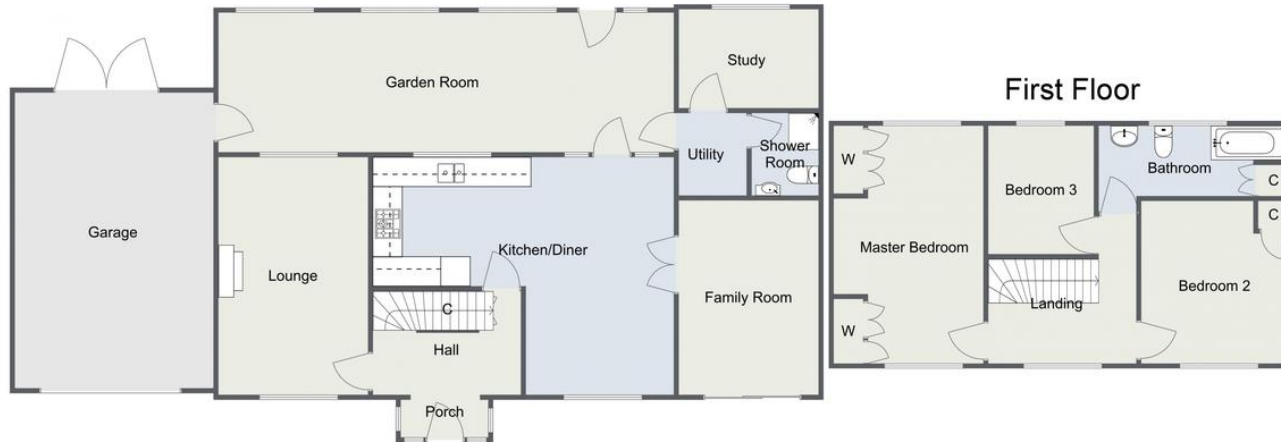
Old Birmingham Road, Marlbrook

EPC: D

COUNCIL TAX BAND: E

TENURE: Freehold

Ground Floor



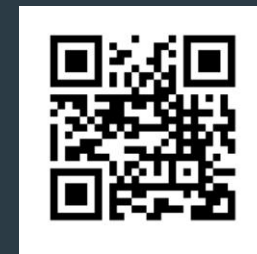
Total Area Approx:
167.2 sq metres (1800 sq ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

For more information on this house or to arrange a viewing please call the Bromsgrove office on:

01527 872 479

Alternatively, you can scan below to view all of the details of this property online.



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