



Marlbrook Lane

MARLBROOK

£650,000



Four Bedroom Detached House

Features.

- FOUR BEDROOMS
- EN SUITE, MODERN FAMILY BATHROOM AND DOWNSTAIRS WC
- TWO RECEPTION ROOMS
- MODERN KITCHEN DINER
- STUDY/GYM
- DELIGHTFUL AND EXCELLENT SIZED REAR GARDEN
- BLOCK PAVED DRIVEWAY AND GARAGE

Description.

An immaculately presented four bedroom detached house, offered with a modern kitchen/diner, two reception rooms, study/gym, en suite to the master bedroom, delightful and excellent sized rear garden and off road parking with a garage, situated in the sought after area of Marlbrook, Bromsgrove.

The property is approached via a block paved driveway providing off road parking with access to the garage.

Once inside, the welcoming hallway leads off to; a downstairs wc; Dining Room with Large Bay Window; Lounge with an attractive feature fireplace and French doors to the rear garden; modern kitchen/diner with door to the rear garden, quartz work surfaces and integrated microwave, oven, gas hob and extractor; and the study/gym with a sliding patio door to the rear garden.

Stairs from the hall lead up to the first floor landing with doors radiating off to; the master bedroom with fitted wardrobes and an en suite shower room; double bedroom two with a large bay window; bedrooms two and three; and the modern family bathroom with a shower situated over the bath.

Outside, the property enjoys an excellent sized delightful rear garden with a paved patio with steps up to an extensive lawn with well-stocked beds, mature trees and a summerhouse to fenced/hedged boundaries.



Room Dimensions.

Marlbrook is set within the picturesque Lickey Hills. This property is located within the catchment area of Lickey Primary School, within 2 miles of Barnt Green village, 3 miles to the market town of Bromsgrove (with both providing a train station) and offers excellent travel links to Birmingham and Worcester with easy access to the M5 (Junction 4) and M42 (Junction 1).

Room Dimensions:

Hall

Downstairs WC

Lounge: 19' 4" x 10' 5" (5.90m x 3.18m)

Dining Room: 13' 1" x 10' 5" (4.00m into the bay x 3.18m)

Office/Gym: 22' 3" x 8' 11" (6.80m x 2.72m)

Kitchen: 17' 6" x 14' 11" (5.35m x 4.55m)

Garage: 14' 1" x 8' 3" (4.30m x 2.52m)

Stairs To First Floor Landing

Master Bedroom: 12' 5" x 10' 5" (3.80m x 3.20m)

En Suite: 8' 10" x 5' 10" (2.70m x 1.78m)

Bedroom Two: 13' 1" x 10' 5" (4.05m into the bay x 3.20m)

Bedroom Three: 12' 6" x 8' 1" (3.82m x 2.48m) max

Bedroom Four: 10' 6" x 8' 2" (3.22m x 2.50m) max

Bathroom: 5' 10" x 5' 10" (1.78m x 1.78m)



Marlbrook Lane, Marlbrook

Ground Floor



First Floor



Total Area Approx:
151.5 sq metres (1631 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.

EPC: E

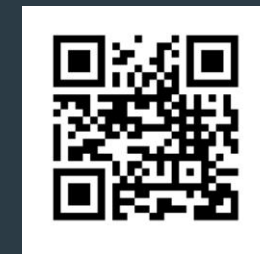
COUNCIL TAX BAND: E

TENURE: Freehold

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

01527 872 479

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



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14 Old Birmingham Road
Lickey End
Bromsgrove
B60 1DE