



**AP**  
MORGAN  
For Sale  
01527 910 300  
www.apmorgan.co.uk



**Wildmoor Lane, Bromsgrove**

Offers in Excess of £330,000

**Features:**

- Prominent, FOUR BEDROOM detached home
- Lounge and separate dining room
- Breakfast kitchen
- Ground floor w.c., plus house bathroom
- Double Garage & surrounding gardens
- Close to excellent amenities
- EPC rating D
- 

**Description:**

A quite stunning, refurbished, four bedroom detached house in a prime location. Close to Catshill Village amenities, including shops/post office, schools, medical facilities, parks and open spaces, church and a good range of eating establishments, as well as most convenient for quick access for both M5 & M42 motorway junctions. The property is enclosed by decorative iron railing, with detached double garage alongside the front paved driveway which could accommodate up to 8 cars. The property internal layout briefly comprising: Enclosed porch. Ground floor w.c. Vast lounge, being dual aspect, with sliding patio doors to the rear garden, stairs leading to the first floor and oak effect flooring throughout. Separate dining room, also dual aspect, again with patio doors onto the garden, and complementing floor matching the lounge. Stunning Breakfast kitchen, recently remodelled, containing a white inset sink, electric hob, oven, plumbing for appliance and under counter built-in fridge and separate freezer, under stairs storage, door to side elevation and detail tiling enhancing the overall look of the design. The first floor is given over to a master bedroom, double bedroom two with walk-in storage cupboard, generous single bedroom three and bedroom four currently used as a dressing room. The striking family bathroom has both a separate shower enclosure, bath, sink, w.c. and feature tiling. Outside the rear garden sweeps across the rear of the property, containing filled borders to lawn edges, block paving to seating areas, a side gate to front and access to the side of the double garage. Other benefits include: Replaced double glazing and combination gas central heating to radiators. VIEWING IS MOST HIGHLY RECOMMENDED.



**Details:**

**Porch**

**Ground floor w.c.**

**Kitchen/Breakfast Room**

13' 1" x 13' 8" (3.98m x 4.16m)

**Lounge**

17' 3" x 17' 3" both max (5.25m x 5.25m)

**Dining Room**

14' 4" x 9' 0" (4.37m x 2.74m)

**Stairs rise for first floor landing**

**Master Bedroom**

12' 6" x 13' 0" (3.81m x 3.96m)

**Bedroom 2**

8' 9" x 8' 5" plus walk-in cupboard (2.66m x 2.56m)

**Bedroom 3**

10' 2" x 7' 1" (3.10m x 2.16m)

**Bedroom 4**

7' 5" x 7' 1" (2.26m x 2.16m)

**Bathroom**

12' 1" x 5' 4" (3.68m x 1.62m)

**EPC Rating:**

**Council Tax Band:** (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 Morgan Financial Solutions. 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.morganfs.co.uk](http://www.morganfs.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.

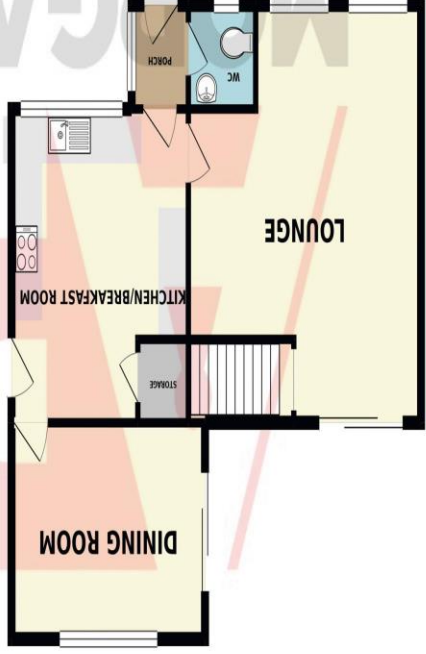
### Need a solicitor?

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.

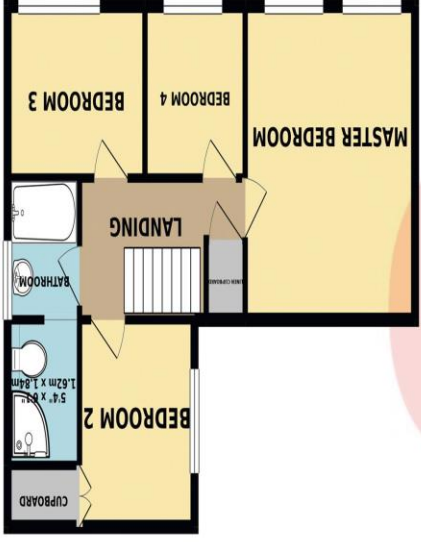
### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR 911.63 sq. ft. ( 84.69 sq. m. )



1ST FLOOR 512.70 sq. ft. ( 47.63 sq. m. )



MORGAN  
ESTATE AGENTS

TOTAL FLOOR AREA : 1424.32 sq. ft. ( 132.32 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2019

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 authority to give 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.