



**AP**  
MORGAN  
ESTATE AGENTS  
**For Sale**  
011 27 910 300



# Mallow Drive, Bromsgrove

Offers in Excess of £280,000

**Features:**

- Semi Detached House
- 4 Bedrooms
- Lounge with Juliet Balcony
- Spacious Kitchen/Diner
- Bathroom and En Suite
- Family Rear Garden
- Front Driveway and Garage
- EPC C

**Description:**

AP Morgan are pleased to present this four-bedroom semi-detached house in the sought-after estate of Woodland Grange in Bromsgrove. Located in a cul-de-sac close to local shops and amenities as well as Bromsgrove Town Centre. This property is also near the M5 and M42 providing excellent travel links to Birmingham and Worcester. The property offers over 1400 square feet of flexible family space and in brief comprises of: Entrance Hall, ground floor WC and cupboard storage as well as open under stair storage space. A spacious kitchen/diner with integrated fridge/freezer, double oven, gas hob and extractor. The second floor comprises of: Spacious lounge with Juliet balcony, study and a large bedroom two, which is currently used as a playroom. The third floor comprises of: Master bedroom with built-in wardrobes and a modern en-suite, a further double bedroom three, well-proportioned bedroom four and a family bathroom with bath and overhead shower. Outside: Rear garden includes patio, lawn and barked play area making it ideal for families and has side access from the front of the property. We recommend early viewings to avoid disappointment.



**Details:**

**Entrance Hall**

**Kitchen/Diner**

11' 8" x 16' 10" (3.55m x 5.13m)

**Garage**

18' 10" x 7' 11" (5.74m x 2.41m)

**WC**

5' 8" x 3' 5" (1.73m x 1.04m)

**Cupboard**

**Lounge**

11' 11" x 17' 0" (3.63m x 5.18m)

**Study**

6' 10" x 6' 0" (2.08m x 1.83m)

**Bedroom Two**

9' 2" max x 16' 10" (2.79m x 5.13m)

**Master Bedroom**

11' 11" max x 14' 9" max (3.63m x 4.49m)

**Wardrobe**

**Wardrobe**

**EPC Rating: C**

**Council Tax Band: D** (tbc by solicitors).

**Tenure:** (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.

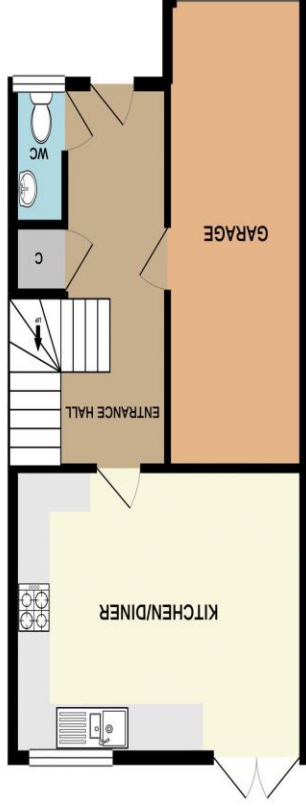
### Need a solicitor?

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.

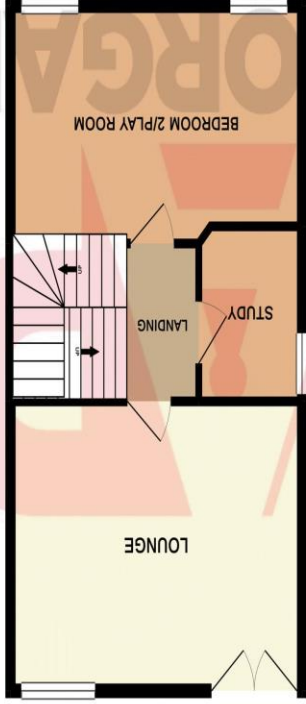
### Need a removal company and storage?

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.

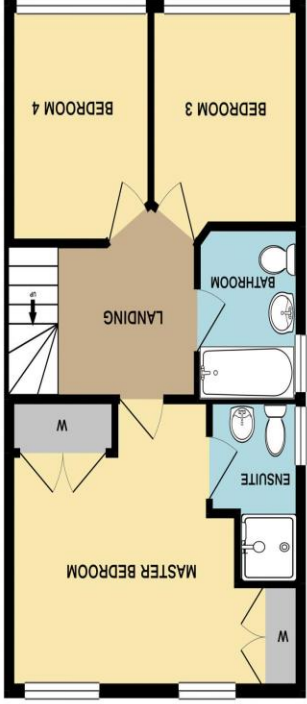
GROUND FLOOR 483 sq. ft. (44.9 sq. m.)



1ST FLOOR 464 sq. ft. (43.1 sq. m.)



2ND FLOOR 464 sq. ft. (43.1 sq. m.)



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TOTAL FLOOR AREA: 1411 sq. ft. (131.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.

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