



Katmandu Road, Bromsgrove

Guide Price £480,000

Features:

- Vastly extended detached home
- FOUR DOUBLE BEDROOMS
- Lounge with bay window
- Spectacular kitchen/diner/family area
- Three bathrooms, plus guest w.c.
- Separate utility & games room
- Well laid out rear garden. Private driveway.
- Epc rating C

Description:

AP Morgan are most pleased to offer, this excellent FOUR DOUBLE BEDROOM, THREE BATHROOM, detached property, featuring an excellent addition of a KITCHEN/DINER/FAMILY SPACE to compliment the well presented interior. The property is well placed for a good range of both private and state schooling, bus, road and rail connections, close to the town centre for the High Street shopping, bars, cafe's and restaurants, as well as facilities within Aston Fields. Main arterial routes are minutes from the property leading to the M5 motorway junctions at Lydiate Ash and Wychbold, as well as M42 towards the M40. The property layout briefly comprises: Entrance hallway, with turned stairs, feature flooring and guest w.c. Front lounge, having double doors from the hallway, feature fireplace to wall and bay window to front. Kitchen/diner/family space, being L shaped of good proportion and offering a substantial central island unit with inset electric hob and extractor over and breakfast ledge. Bosch double ovens, flanked by full height integrated fridge and separate freezer, built-in dishwasher, pan draws with soft close draws. Pull out storage facilities, roof windows, feature flooring and bi fold exterior doors to the seating area. Separate utility room with work surfaces, plumbing for appliances, Veissmann central heating boiler, door to side and door leading into a games room/gym, also having side exit door. The first floor landing has a storage cupboard and doors to the following rooms. Master bedroom containing a walk- in area flanked by wardrobes, bay window to front and access into a modern en-suite shower room. Guest bedroom 2 offering its own en-suite shower room. Two further double bedrooms and finally an excellent house bathroom containing a corner bath, w.c. to recess and sink. Outside: A side gate leads from the front 2 car driveway through to the rear garden, laid with initial patio, lawn and featuring a sun patio at the far corner, with enough space for several pieces of garden furniture, raised borders sit aside. The original garage has been shortened to provide the gym and a small storage area to front and is accessed via its up and over door. EARLY VIEWING IS MOST ADVISED TO APPRECIATE THE GENEROUS SPECIFICATIONS AND PRESENTATION OF THIS FINE PROPERTY.



Details:

Entrance Hallway

Guest w.c.

Lounge

16' 9" x 13' 7" both max (5.10m x 4.14m)

Open Plan Kitchen/Diner/Family Area

23' 8" w plus alcove x 23' 4" max bi fold doors to rear wall (7.21m x 7.11m)

Utility Room

11' 0" x 5' 0" (3.35m x 1.52m)

Games Room/Gym

11' 0" x 8' 0" (3.35m x 2.44m)

Stairs rise to first floor landing

Master Bedroom

16' 2" x 11' 3" plus wardrobe recess (4.92m x 3.43m)

Ensuite Shower Room

9' 0" x 4' 8" (2.74m x 1.42m)

Bedroom 2

13' 0" x 10' 10" (3.96m x 3.30m)

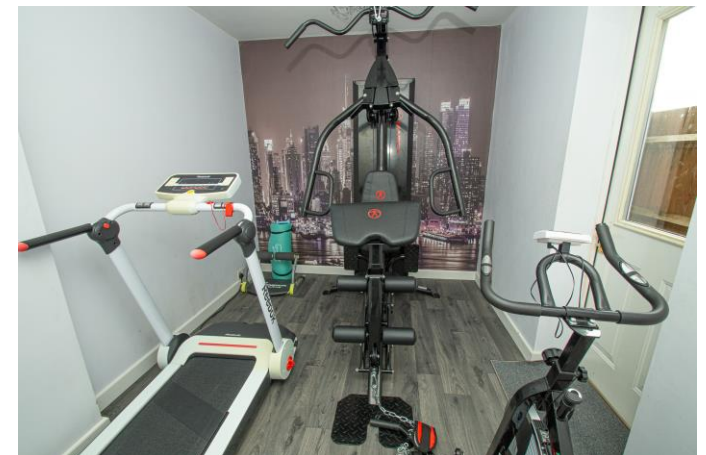
Ensuite Shower Room

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.



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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.

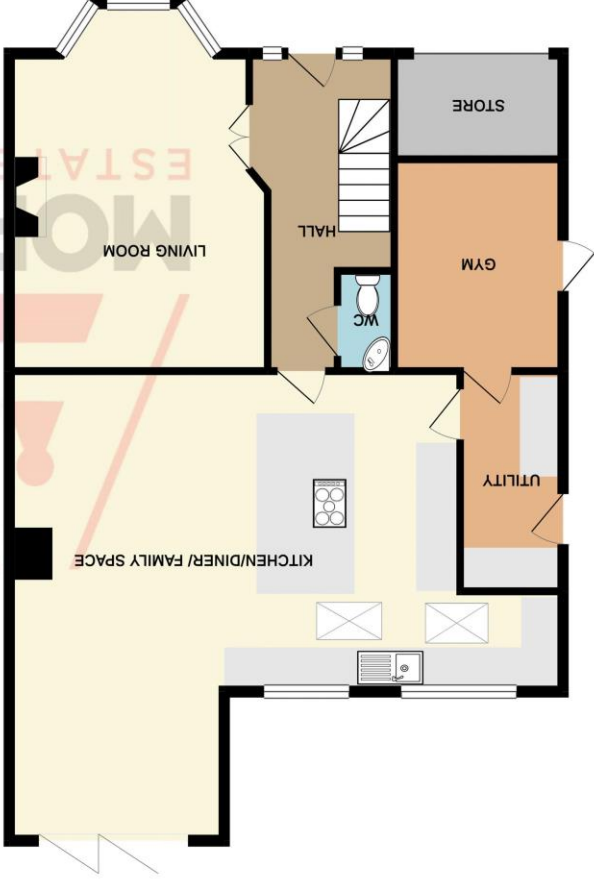
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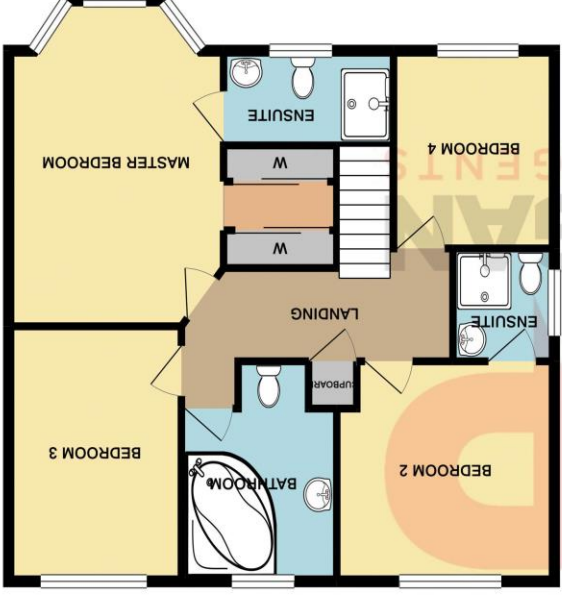
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GROUND FLOOR 1021 sq. ft. (94.8 sq. m.)



1ST FLOOR 773 sq. ft. (71.8 sq. m.)



TOTAL FLOOR AREA : 1793 sq. ft. (166.6 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.

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