

AP MORGAN



Samsara Road, The Oakalls, Bromsgrove
Offers in the Region Of £550,000

Features:

- Executive & extended detached family home
- Four bedrooms (two with en-suites)
- Spacious lounge, dining room & additional reception room
- Impressive contemporary fitted kitchen/dining/family room
- Family bathroom, ground floor W/C & utility
- Large driveway for 4 to 6 cars & generous rear garden
- Garage store
- EPC - TBC

Description:

A beautifully presented, and thoughtfully extended, four-bedroom detached house, offered with two en-suites, a stunning open plan kitchen/diner/family room, two reception rooms, large driveway, and generous rear garden, the residence is situated on an enviable corner plot on the sought-after residential development, The Oakalls, Bromsgrove. The modern property is approached via a large tarmacked driveway offering parking for four plus cars, garage store area with fitted electrical sockets and lighting, and a canopy porch over the front door. Once inside the particularly well presented interior briefly comprises: Welcoming entrance hallway; ground floor guest W/C; spacious lounge with feature fireplace; formal dining room; additional reception room which is ideal for use as a playroom/home office/snug; and an impressive open plan kitchen/breakfast/family room, boasting a comprehensive range of fitted wall and base units, large central island unit, granite worktops, built in dishwasher, space for an American style fridge/freezer, space for a slot in range cooker, and access to a separate utility room. Rising upstairs the first-floor landing has doors radiating off to: Master bedroom with access to a modern en-suite shower room; double bedroom two also with en-suite shower room; double bedroom three; generous bedroom four (currently being used as a home office); and a three-piece family bathroom suite having shower over bath. Being situated on a corner plot, the rear of the property enjoys a generously sized garden being laid to lawn with a low maintenance gravelled border; timber shed store to the rear, and vegetable patch. Further benefits include: gas fired central heating and double glazing throughout; fitted wardrobes in all bedrooms; part boarded loft space for storage; and outdoor tap. Samsara Road is located in the sought after and popular modern Oakalls development, with excellent south school catchment and good access to the motorway network within close proximity to Bromsgrove high street. Bromsgrove itself offers a range of convenience stores, supermarkets, restaurants, schools and other services and is an ideal town for growing families.



Details:**Entrance Hall****Ground Floor Guest W/C**

6' 7" x 4' 1" (2.01m x 1.24m) both max

Lounge

17' 3" x 11' 0" (5.25m x 3.35m)

**Dining Room**

10' 7" x 10' 8" (3.22m x 3.25m)

**Reception Room**

11' 3" x 8' 7" (3.43m x 2.61m)

Kitchen/Breakfast/Family Room

20' 8" x 17' 0" (6.29m x 5.18m) both max

Utility Room

7' 1" x 7' 11" (2.16m x 2.41m)

Garage Store

8' 7" x 8' 2" (2.61m x 2.49m)

First Floor Landing**Master Bedroom**

16' 2" max x 12' 1" to front of wardrobes (4.92m x 3.68m)

En-suite Shower Room

7' 2" x 5' 5" (2.18m x 1.65m) both max

Bedroom Two

16' 6" max into doorway x 9' 2" to front of wardrobes (5.03m x 2.79m)

En-Suite Shower Room

6' 6" x 5' 0" (1.98m x 1.52m)

Bedroom Three

8' 6" x 11' 10" (2.59m x 3.60m)

Bedroom Four

11' 9" x 7' 2" (3.58m x 2.18m)

Family Bathroom

8' 5" x 6' 4" (2.56m x 1.93m) both max

EPC Rating:**Council Tax Band:** E (tbc by solicitors).**Tenure:** Freehold (tbc by solicitors). **For more information or to arrange a viewing, please call us on 01527 910 300.**

No statement in these details is to be relied upon as representing the statements by inspection of fact, and purchasers should satisfy themselves 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, upholstery, etc. The laws of Copyright protect this material. AP Morgan is the owner of the copyright sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

The floor plan illustrates a house layout with the following rooms and features:

- MASTER BEDROOM**: Located on the upper left, featuring an en-suite bathroom.
- BEDROOM 2**: Located on the upper right, featuring an en-suite bathroom.
- BEDROOM 3**: Located on the lower right.
- BEDROOM 4**: Located on the lower left.
- BATHROOM**: Located in the center, featuring a bathtub and a toilet.
- LANDING**: Located between the central bathroom and the staircase.
- ENSUITE**: Labels for two additional bathrooms located in the master and bedroom 2 areas.
- W**: Labels for four water closets (Wc) located in the master, bedroom 2, and two of the bedrooms.
- AC**: Label for air conditioning located in the landing.
- DOWN**: Label for the staircase leading down to the lower level.

Architectural floor plan of a house showing the Ground Floor and First Floor.

GROUND FLOOR:

- LOUNGE
- DINING ROOM
- RECEPTION ROOM
- KITCHEN/BREAKFAST/FAIRLY ROOM
- UTILTY ROOM
- WC
- GARAGE STORE

FIRST FLOOR:

- HALL
- Up
- GARAGE STORE

Rooms marked with 'X' symbols include:

- RECEPTION ROOM
- KITCHEN/BREAKFAST/FAIRLY ROOM
- UTILTY ROOM
- GARAGE STORE

arrange a survey.

Need a removalal company and storage?
A professional removalal 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,

Need a removal company and storage?

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 solicitor?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid 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.

Property to sell?

Information: www.morganfs.co.uk

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.

How can we help you?