

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.**



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Property to sell?

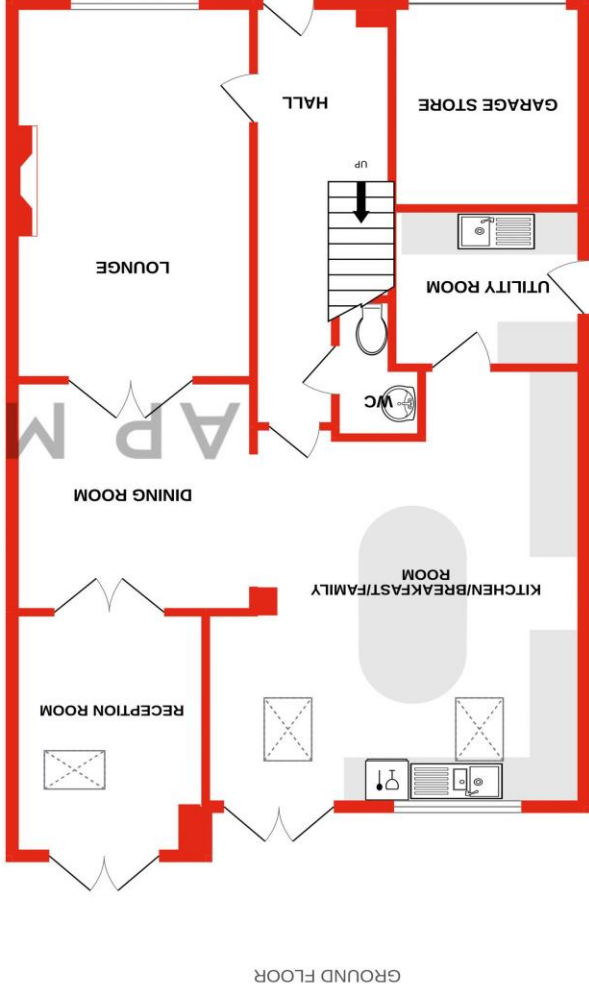
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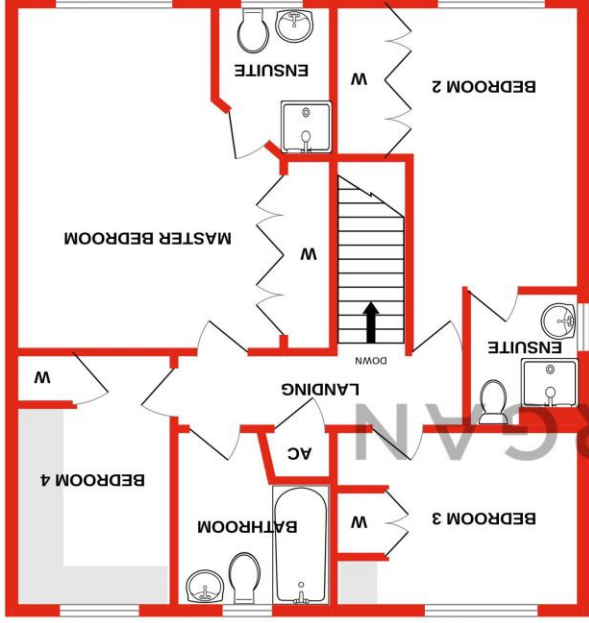
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GROUND FLOOR



1ST FLOOR

SAMSARA CLOSE, BROMSGROVE, B60 2TQ
TOTAL FLOOR AREA : 1709 sq. ft. (158.8 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 not 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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