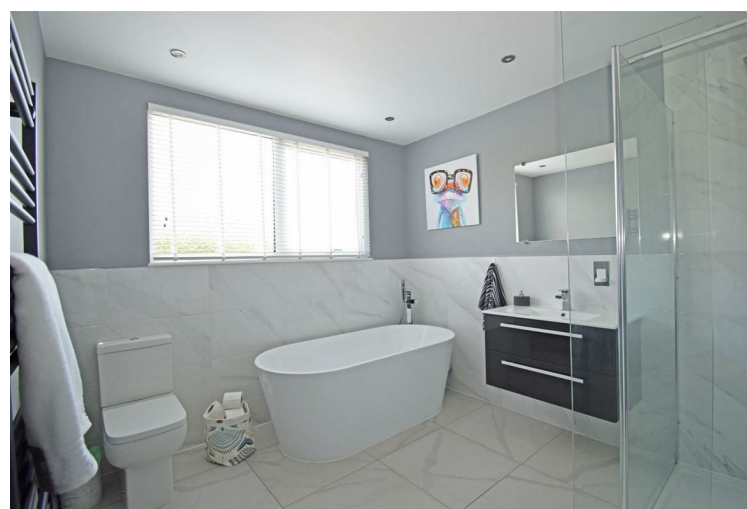


Network of prominent offices providing sales coverage for the following towns and surrounding villages:

Alcester; Alvechurch; Barnt Green; Bewdley; Birmingham (South); Bromsgrove; Chaddesley Corbett; Droitwich Spa; Evesham; Kidderminster; Malvern; Pershore; Redditch; Rubery; Stourport-on-Severn; Studley; Upton-on-Severn; Worcester



Allan Morris

estate agents



48 Santridge Lane, Bromsgrove, Worcestershire, B61 8JZ

This spacious detached family home has been renovated in a contemporary style that retains the original character of the house and provides spacious accommodation of approximately 1,400sqft comprising: a reception hall with shower room off; through lounge; double bedroom/snug; fitted kitchen and dining room; landing; two large first floor double bedrooms; and a large family bathroom. Plus a large single garage, off-road parking for three or four cars, PVC double glazing and gas-fired central heating.



Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677

Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.



Price £400,000

ampsales@allan-morris.co.uk

01905 969659

0121 445 5209

01527 874646

www.allan-morris.co.uk

IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

MEASUREMENTS - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

FIXTURES AND FITTINGS - Only those items specifically mentioned in these details are included in the sale price.

SERVICES - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

LETTINGS - If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

VIEWING - By appointment with Bromsgrove office at 18 High Street, or telephone **01527 874646**.

Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



- Refurbished detached family home
- Three double bedrooms
- Large family bathroom
- Shower room
- Through lounge
- Fitted kitchen & Dining room
- Large single garage
- Secluded gardens to front, side & rear
- PVC double glazing
- Gas-fired central heating

The property more particularly comprises:

A canopy porch with two wall light points and a newly fitted composite double glazed front door opening to the RECEPTION HALL having a built-in cloaks cupboard, doors to lounge, bedroom three/snug and shower room, stairs to the first floor and a wide opening to the kitchen and dining room. Tiled flooring, tall double glazed windows to both sides of the front door, radiator, ceiling coving and six inset ceiling spotlight.

RECENTLY FITTED KITCHEN & DINING ROOM 18'2" x 13'2" (5.54m x 4.01m)

(Measurements include units) having a contemporary range of base and wall units with worktop surfaces, an inset sink and vegetable preparation bowl, integrated dishwasher, washing machine, tumble dryer, freezer and fridge, built-in electric oven and four ring ceramic hob with cookerhood over and a matching island with built-in wine cooler, cupboards and drawers. Double glazed windows to both front and rear, twin double glazed French doors to the side garden, tiled flooring, radiator, six inset ceiling spotlights and three ceiling light points.

THROUGH LOUNGE 18'2" x 12'2" (5.54m x 3.71m)

Having a stone feature fireplace with a contemporary electric fire, double glazed windows to both front and rear, two radiators, t.v. aerial point, ceiling coving and two ceiling light points.

BEDROOM THREE / SNUG 10'0" x 9'0" (3.05m x 2.74m)

Having a double glazed window to the rear, radiator and a ceiling light point.

RECENTLY FITTED SHOWER ROOM 6'8" x 3'5" (2.03m x 1.04m)

(Measurements include suite) having a white suite comprising: a low flush w/c and wash hand basin set on a vanity unit; and a shower cubicle. Part tiled walls, tiled flooring, obscure double glazed window to front, ceiling coving and two inset ceiling spotlights.

From the hall, the open tread staircase with double glazed window to rear, handrail and chandelier light point leads up to the FIRST FLOOR LANDING having a double glazed window to the front with far reaching roof top views across to the Church of St John, radiator, ceiling coving and three inset ceiling spotlights.

BEDROOM ONE 14'0" x 13'1" (4.27m x 3.99m)

Having double glazed dormer windows to both front and rear, radiator, ceiling coving, ceiling light point and low access hatches to the eaves to front and rear.

BEDROOM TWO 14'0" x 12'2" (4.27m x 3.71m)

(Measurements include wardrobe) having a tall four door wardrobe, double glazed dormer windows to both front and rear, radiator, ceiling coving and a ceiling light point.

LARGE RECENTLY FITTED BATHROOM 10'2" x 9'0" (3.10m x 2.74m)

(Measurements include suite) having a contemporary white suite comprising: a low flush w/c, wash hand basin with drawers below; a freestanding bathtub; and a large shower cubicle. Part tiled walls, tile flooring, towel rail radiator, obscure double glazed dormer window to rear, extractor fan, six inset ceiling spotlights and an access hatch to the loft.

OUTSIDE

LARGE SINGLE UNDERCROFT GARAGE 18'0" x 12'3" (5.49m x 3.73m)

(Door widths 7'0" 2.13m) having metal up-and-over doors to both front and rear, single glazed windows to both front and rear, concrete base, wall mounted gas-fired 'Ariston' combination boiler (installed in 2019), an alcove, ceiling light point and a WORKSHOP/STORAGE AREA 7'9" X 6'3" (2.36m x 1'91m)

PARKING

From Santridge Lane, the house and garage are approached over a wide gravel drive providing off-road parking for two cars in tandem. From Stourbridge Road, the garage is approached over a wide gravel drive providing off-road parking for one large or two small cars. A gravel pathway with a gate leads along the side of the house and connects the two driveways.

GARDENS

From the drive, ten steps lead up through a well stocked rockery to the canopy porch, from where an ornate gate opens to the private front lawn with established borders behind a conifer screen. A crazy paved pathway leads to the side garden, comprising: a paved patio across the side of the house, with a dwarf wall and three low steps up to a large lawn with a crazy paved patio in the rear corner, from which a crazy paved pathway leads between two shrubbery beds and across the rear of the house.

GENERAL INFORMATION

TENURE

The vendor advises us that the property is FREEHOLD. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

COUNCIL TAX BAND: E

(Bromsgrove District Council)

EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre, take the B4091 Stourbridge Road. At the mini island, take the second exit continuing along Stourbridge Road. Take the next turning on the left into Bewell Head, then immediately left again into Santridge Lane, where the property will be found on the left, as indicated by the agent' 'for sale' board.

AMP:2146/D1

