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Allan Morris

estate agents



42 Parkstone Avenue, Hilltop, Bromsgrove, Worcestershire, B61 7NS

This detached family home is situated in one of the town's most desirable residential areas, enjoying far reaching countryside views to The Malverns in the south and Abberley in the west. The house is double glazed with gas-fired central heating and offers spacious and well appointed accommodation.



Price £400,000

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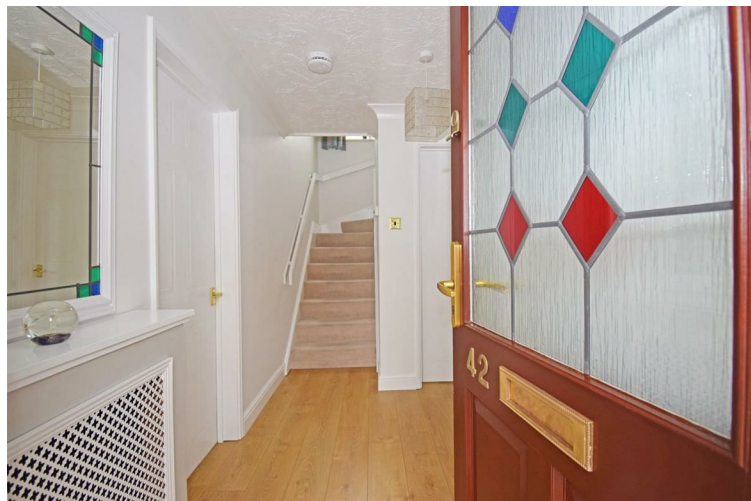
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Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677
Registered Office: 18 High Street, Bromsgrove, Worcestershire, B61 8HQ





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: C

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre: take Worcester Road, at the mini island take the second exit into Rock Hill, then take the third right into Fox Lane. At the island take the first exit into Sunningdale Road. At the end of the road turn right into St Andrews Way, then at the end of the road turn left into Parkstone Avenue and follow the road to the end, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP: /D1

**42 Parkstone Avenue
Hill Top
Bromsgrove
Worcestershire
B61 7NS**

GENERAL DESCRIPTION

This detached family home is situated in one of the town's most desirable residential areas, convenient for commuting to Birmingham and Worcester, the national motorway network and the facilities of the town.

The house stands in landscaped gardens and enjoys far reaching countryside views to The Malverns in the south and Abberley in the west. The spacious accommodation amounts to approximately 985sqft (excluding garage & conservatory) and briefly comprises:

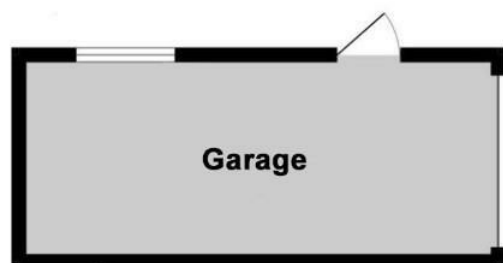
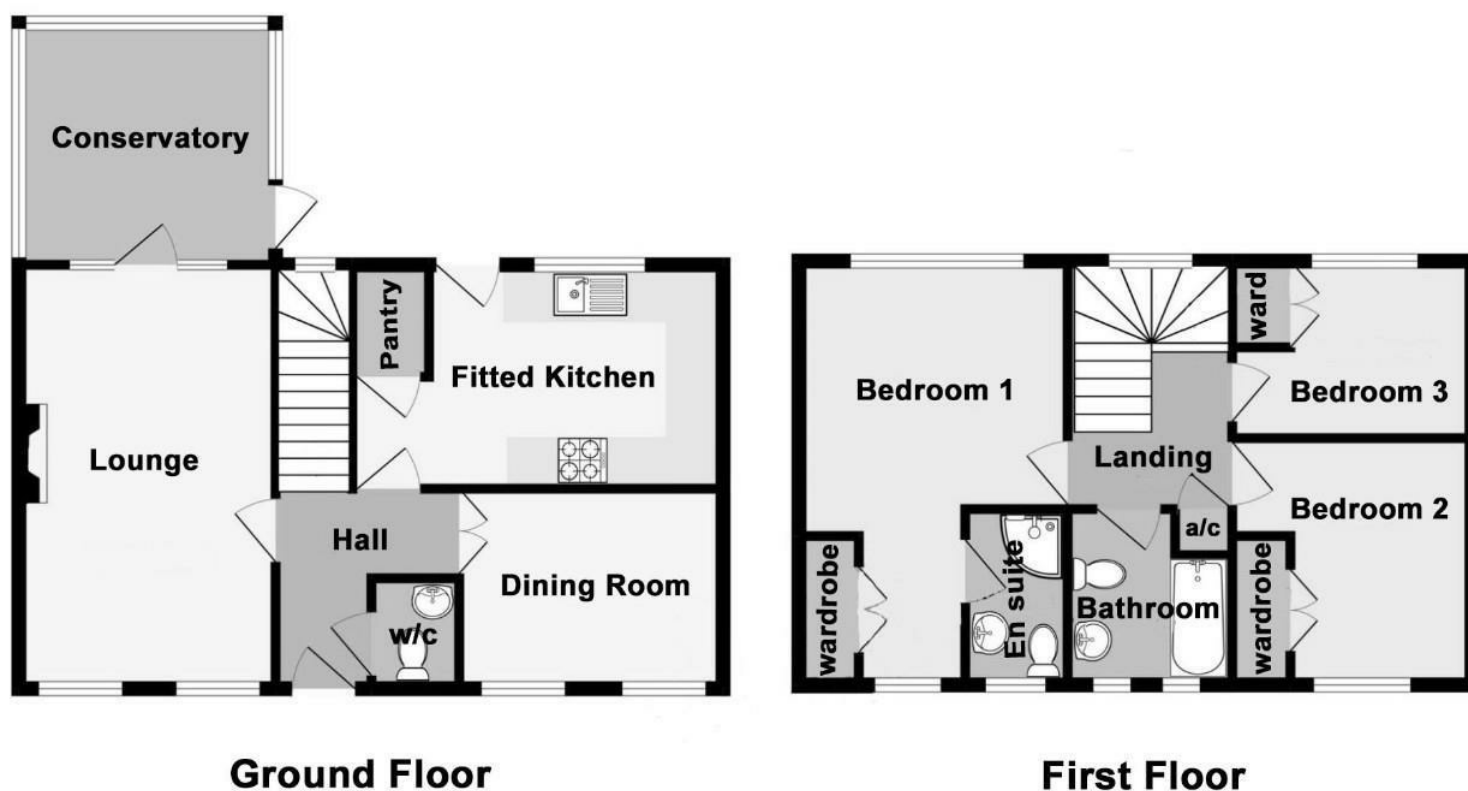
Ground Floor

A reception hall with a fitted cloakroom; through lounge; double glazed conservatory; dining room; and fitted kitchen with understairs pantry.

First Floor

A landing; three bedrooms all with built-in wardrobes; an en suite shower room; and a family bathroom.

In addition, the property benefits from PVC double glazing, gas-fired central heating, a single garage, drive for up to four cars and landscaped front and rear gardens.



Not to scale

For general guidance purposes only and not to be taken as a statement of fact.

Viewing is strictly by prior appointment via:

Allan Morris & Peace, Mid Worcestershire to South Birmingham Hub

Telephone: 0121 445 5209 or 01527 874646 or 01905 797755

or Email: ampsales@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.



The property more particularly comprises:

A canopy porch with an inset ceiling spotlight and a double glazed front door opening to the RECEPTION HALL having stairs to the first floor, glazed double doors to the dining room, doors to lounge and kitchen, radiator behind an ornate screen, ceiling coving, ceiling light point and a door to:

FITTED CLOAKROOM

Having a low flush w/c and wash hand basin with tiled splashback, obscure double glazed window to front, radiator and a ceiling light point.

LOUNGE 16'9" x 10'2" (5.11m x 3.10m)

(Measurements exclude recess) having an 'Adam' style feature fireplace with a gas fire, two double glazed windows to the front, two radiators, dado rail, TV aerial point, telephone point, ceiling coving, three wall light points and a double glazed window with a French door opening to:

DOUBLE GLAZED CONSERVATORY 11'4" x 8'11" (3.45m x 2.72m)

Having double glazed windows overlooking the rear garden and countryside views to the side, twin double glazed French doors to the rear garden, tiled flooring, power points and a light with fan.

DINING ROOM 9'6" < 10'4" x 8'0" (2.90m < 3.15m x 2.44m)

Having two double glazed windows to the front, radiator, ceiling coving and a ceiling light point.

FITTED KITCHEN 10'11" < 14'2" x 8'3" (3.33m < 4.32m x 2.51m)

(Measurements include units) having base and wall units with concealed lighting over worktop surfaces, a single bowl/single drainer sink, built-in electric oven and four ring gas hob with integrated cookerhood over and recesses for dishwasher, washing machine, fridge and freezer. Part tiled walls, double glazed window to rear, double glazed door to rear garden, radiator, ceiling light point, a built-in understairs pantry and a cupboard housing the 'Potterton' gas-fired boiler.

From the hall, the stairs with handrail and a double glazed window, with views over the rear garden and fields to the side, lead up to the FIRST FLOOR LANDING having an access hatch to the part boarded loft, ceiling light point and a built-in airing cupboard.

BEDROOM ONE 16'10ga" x 10'7" (5.13mg" x 3.23m)

(Measurements include wardrobe & en suite) having a large built-in wardrobe with double doors, double glazed window to the front, double glazed window to the rear with views over the rear garden and countryside to the side taking in Abberley to the west. Two radiators, two wall light points, three inset ceiling spotlights and a door to:

EN SUITE SHOWER ROOM 6'6" < 7'6" x 4'9" (1.98m < 2.29m x 1.45m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basing set on a vanity unit; and a large corner shower cubicle. Obscure double glazed window to the front, chrome towel rail radiator, extractor fan and four inset ceiling spotlights.

BEDROOM TWO 9'4" x 9'4" (2.84m x 2.84m)

(Measurements include wardrobe) having a built-in double wardrobe, radiator and a ceiling light point.

BEDROOM THREE 11'3" x 7'4" (3.43m x 2.24m)

(Measurements include wardrobe) having a built-in double wardrobe, double glazed window overlooking the rear garden and countryside to the side taking in Abberley to the west, radiator and a ceiling light point.

FAMILY BATHROOM 5'6" < 8'3" x 6'4" (1.68m < 2.51m x 1.93m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with a shower and screen over. Part tiled walls, two obscure double glazed windows to the front, radiator, shaver point, extractor fan and three inset ceiling spotlights.

OUTSIDE

SINGLE GARAGE 17'9" x 8'2" (5.41m x 2.49m)

(Door width 6'11" 2.11m) having a metal up-and-over door to the front, concrete base, obscure single glazed door to side, obscure double glazed window to side, light and power points. To the rear of the garage there is a paved area providing space for a garden shed.

PARKING

To the front, the garage is approached over a tarmac and paved drive which extends to the side of the garage and the front of the house, providing off-road parking for up to four cars.

GARDENS

The house occupies an enviable corner position, standing behind a lawn with established borders and a gravel shrubbery bed. A paved pathway, with a gate, leads along the side of the house to the rear, where the property benefits from a private landscaped rear garden with delightful countryside views taking in The Malverns in the south and Abberley in the west. The garden briefly comprises: a paved patio with a water tap to the rear of the house, beyond which is a small lawn with established borders and two steps down to a paved and gravelled area, with raised beds, to the rear of the conservatory. To the side of the house there is a useful gravelled storage area.