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# Allan Morris

estate agents



45 Romsley Hill Grange, Farley Lane, Romsley, Worcestershire, B62 0LN

This ground floor maisonette has been recently renovated, including newly fitted kitchen, shower room, electric radiators and storage heater. The maisonette is one of three in a block separate from the main apartment block, with a single garage and standing in communal grounds with tennis courts and a summer house.



Price £295,000 'Vacant Possession & No Upward Chain'  
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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.



### 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.



- Ground floor maisonette
- Share of freehold
- Two double bedrooms
- Newly fitted shower room
- Living room
- Newly fitted breakfast kitchen
- Newly fitted electric heating
- PVC double glazing
- Single garage
- No pets allowed

The property more particularly comprises:

A front door opening to the RECEPTION HALL having doors to living room and kitchen, double glazed window to front and ceiling light point.

#### NEWLY FITTED BREAKFAST KITCHEN 15'8" x 8'9" (4.78m x 2.67m)

(Measurements include units) having a range of newly fitted base and wall units with work top surfaces, single bowl/single drainer sink with vegetable preparation bowl, integrated dishwasher, washer dryer and fridge/freezer, built-in electric oven and induction hob with cooker hood over. Part tiled walls, double glazed windows to front and side, space for a small table, new Dimplex electric radiator with timer, ceiling light point and built-in airing cupboard housing a recently fitted unvented mains pressure hot water storage system that does not require a feeder tank.

#### LIVING ROOM 19'7" x 12'0" (5.97m x 3.66m)

Having three double glazed windows to front, new Dimplex smart storage heater, TV aerial point, telephone point, two ceiling light points and a door to:

#### INNER HALL

Having doors to shower room and both bedrooms and ceiling light point.

#### BEDROOM ONE 12'10" x 11'3" (3.91m x 3.43m)

Having two double glazed windows to rear, new Dimplex radiator with timer and ceiling light point.

#### BEDROOM TWO 11'10" x 10'4" (3.61m x 3.15m)

(Measurements exclude recess) having twin double glazed French doors opening to rear, new Dimplex radiator with timer and ceiling light point.

#### NEWLY FITTED SHOWER ROOM 7'3" x 6'5" (2.21m x 1.96m)

(Measurements include suite) having a newly fitted white suite comprising: a low flush w/c; wash hand basin with cupboard below and a mirror over; and a large shower tray with glass screen and shower over. Part tiled walls, obscure double glazed window to rear, electric towel rail radiator, extractor fan and ceiling light point.

#### OUTSIDE

#### GARAGE 19'3" x 8'6" (5.87m x 2.59m)

(Door width 7'0" 2.13m) having a metal up-and-over door to front, concrete base and a light point.

#### PARKING

The property benefits from a parking space in the courtyard to the side of the maisonette.

### COMMUNAL GROUNDS

The apartments stand in landscaped and delightfully maintained grounds of approximately ten acres, with pathways providing pleasant walks and secluded seating areas. Residents have the use of the all weather tennis court and can book, free of charge, the summer house with barbecue area for private parties on a first come basis. The running of the estate is currently overseen by Parsons Choice, under the direction of the residents' ownership company.

### GENERAL INFORMATION

#### TENURE

The vendor advises us that they are one of the apartment owners that have formed a new 'owners company' that has recently completed the purchase of the FREEHOLD and have had it's lease extended to a term of 999 years from 2018, with no ground rent. 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. NOTE: This effectively makes the property freehold and managed on a none for profit basis and gives the residents control over the management costs.

#### MANAGEMENT CHARGES

We are informed that the latest annual service charge is approximately £2000 which included maintenance and painting of all of the communal areas, outside of the building and painting of the garage doors, window cleaning, sewage plant, National Rivers Authority charge, accident insurance, electric and lighting for communal areas, reserve fund and management fee.

N.B. We are informed that pets are not allowed

#### COUNCIL TAX BAND: E

(Bromsgrove District Council)

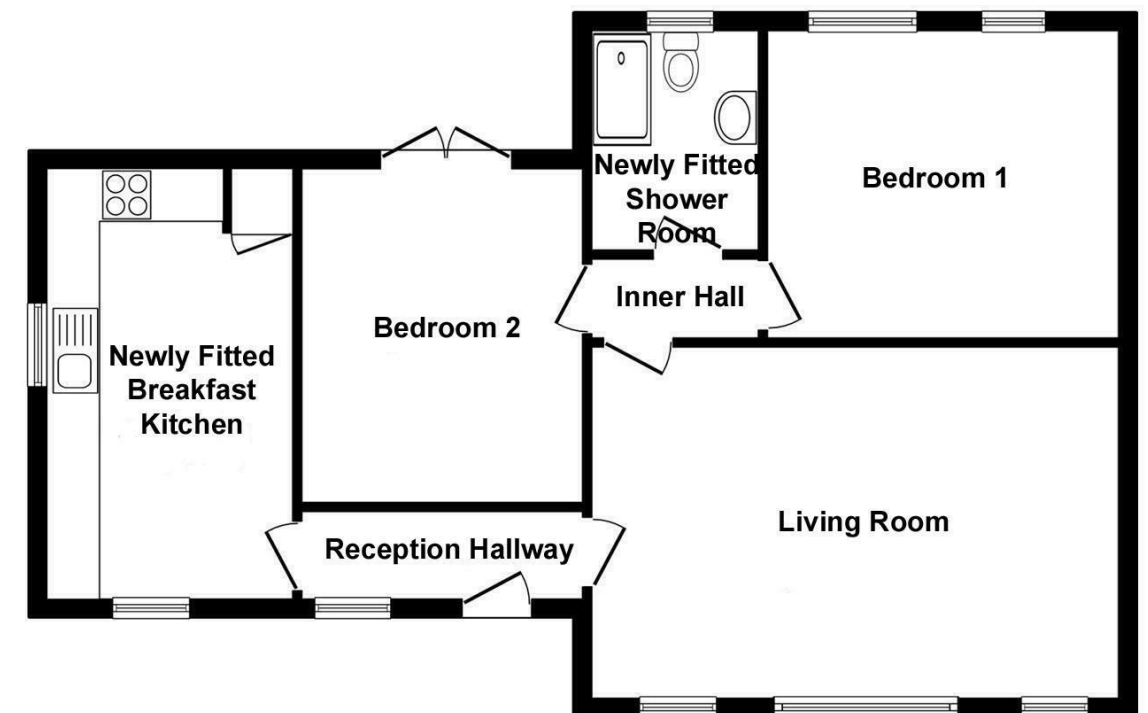
#### EPC RATING: D

(Energy Performance Certificate)

#### DIRECTIONS

From Bromsgrove: take the Stourbridge Road (B4091), continuing through Catshill and Fairfield. Upon reaching the traffic island continue straight over into Medley Road, past Beechcroft Nurseries to the crossroads. Proceed straight on into Farley Lane and, after approximately half a mile, turn left into the entrance to Romsley Hill Grange. Take the right hand driveway, then turn into the driveway immediately after the garages on the right, where the property will be found at the top of the drive.

AMP:2345/D1



Ground Floor Maisonette

Not to scale.

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