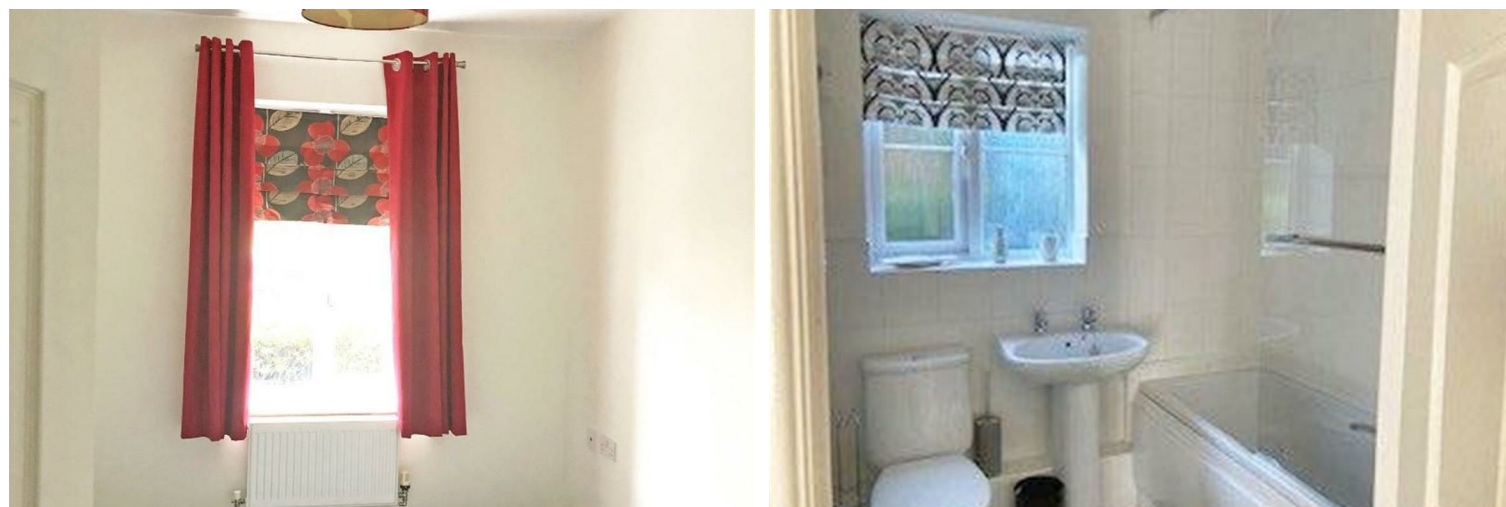
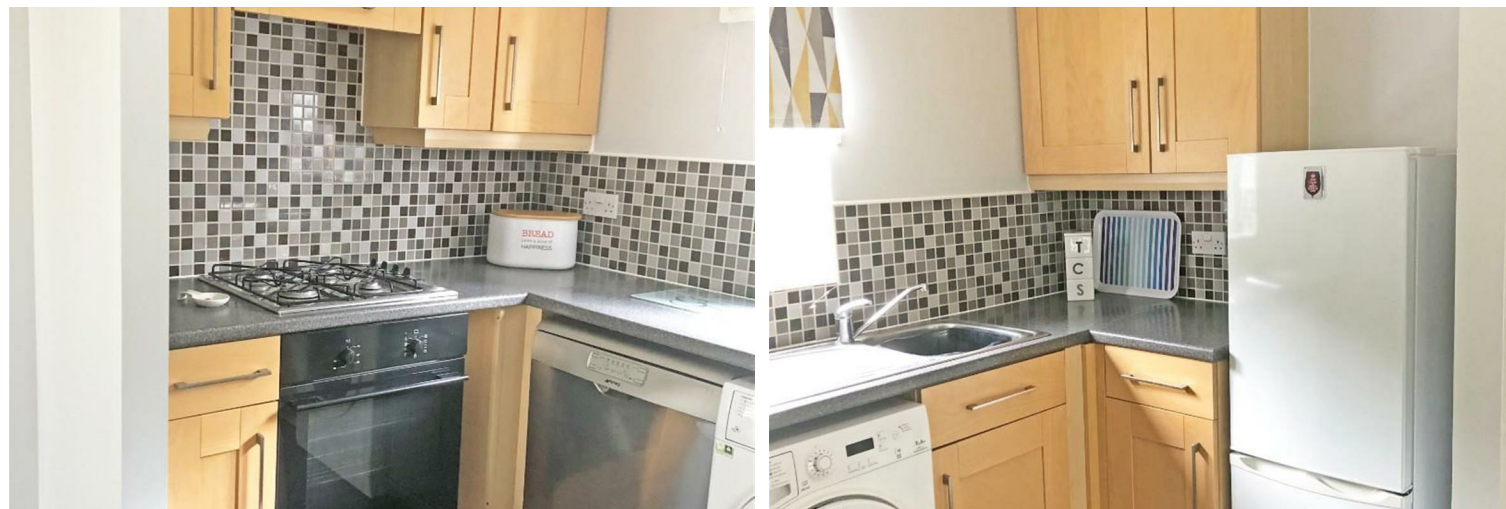


Network of prominent offices providing sales coverage for the following towns and surrounding villages:

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 & 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.



Allan Morris

estate agents



1 Field View House, Railway Walk, Bromsgrove, B60 3GY

This ground floor apartment enjoys its own patio and is situated within a short walk of the railway station and amenities of Aston Fields, with well proportioned accommodation.



Price £135,000

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.



- Ground floor apartment
- Living room
- Fitted kitchen
- Double bedroom
- Bathroom with shower
- PVC double glazing
- Gas-fired central heating
- Patio garden area
- Carpets, curtains & blinds included
- Allocated parking space

GENERAL INFORMATION

TENURE

The vendor advises us that the property is LEASEHOLD 125 years from 01/01/2007 at an annual ground rent of £200. 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.

MANAGEMENT CHARGE

The vendor informs us that there is currently a management charge payable of £142.57/month. 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: A

(Bromsgrove District Council)

EPC RATING: C

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre: take New Road and turn right at the traffic lights into the A38 Bromsgrove Eastern Bypass. At the next traffic lights turn left into Stoke Road, then immediate right into Sherwood Road, proceed straight on into Newton Road, then follow the road to the left around Newton Square. At the junction turn right continuing around Newton Square, then at the next junction turn left into Railway Walk. Follow the road to the end, where the property will be found on the left, as indicated by the agent's 'for sale' board.

AMP:2350/D2

The property more particularly comprises:

A communal entrance door, with a security intercom to the apartment, opening to the communal foyer having a front door opening to the apartment.

HALLWAY

Having doors to bedroom, living room and bathroom, radiator, intercom to communal door, telephone point and ceiling light point.

LIVING ROOM 16'1" x 11'8" (4.90m x 3.56m)

Having a double glazed window with twin French doors opening to the patio, double glazed window to side, two radiators, TV aerial point, telephone point, two ceiling light points and an opening to:

FITTED KITCHEN 10'10" x 5'8" (3.30m x 1.73m)

(Measurements include units) having base and wall units with work top surfaces, single bowl/single drainer sink, recesses with freestanding washing machine and fridge/freezer, built-in electric oven and four ring gas hob with integrated cooker hood over and space for a dishwasher. Part tiled walls, double glazed window to rear and ceiling light point.

BEDROOM ONE 12'0" x 9'1" (3.66m x 2.77m)

Having a double glazed window to front, radiator, TV aerial point, telephone point and ceiling light point.

BATHROOM 6'8" x 5'8" (2.03m x 1.73m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with shower and screen over. Part tiled walls, obscure double glazed window to rear, chrome towel rail radiator, shaver point, extractor fan, ceiling light point and a built-in CUPBOARD with ceiling light point and housing the 'ATAG' gas-fired combination boiler, installed 17th December 2018.

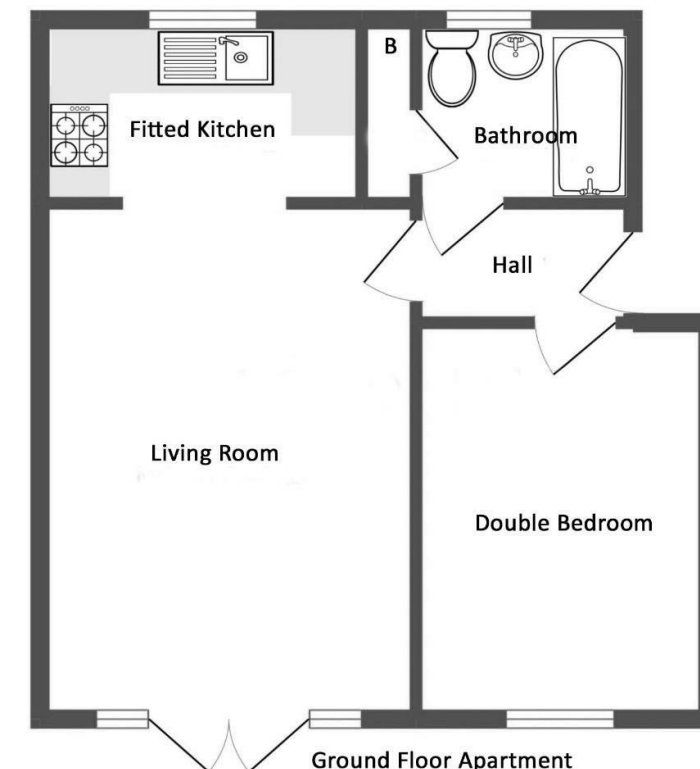
OUTSIDE

PARKING

The property benefits from parking space number one, situated immediately to the front of the apartment.

GARDEN

The property benefits from a paved patio area to the front of the living room. The gardens are maintained by the management company.



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