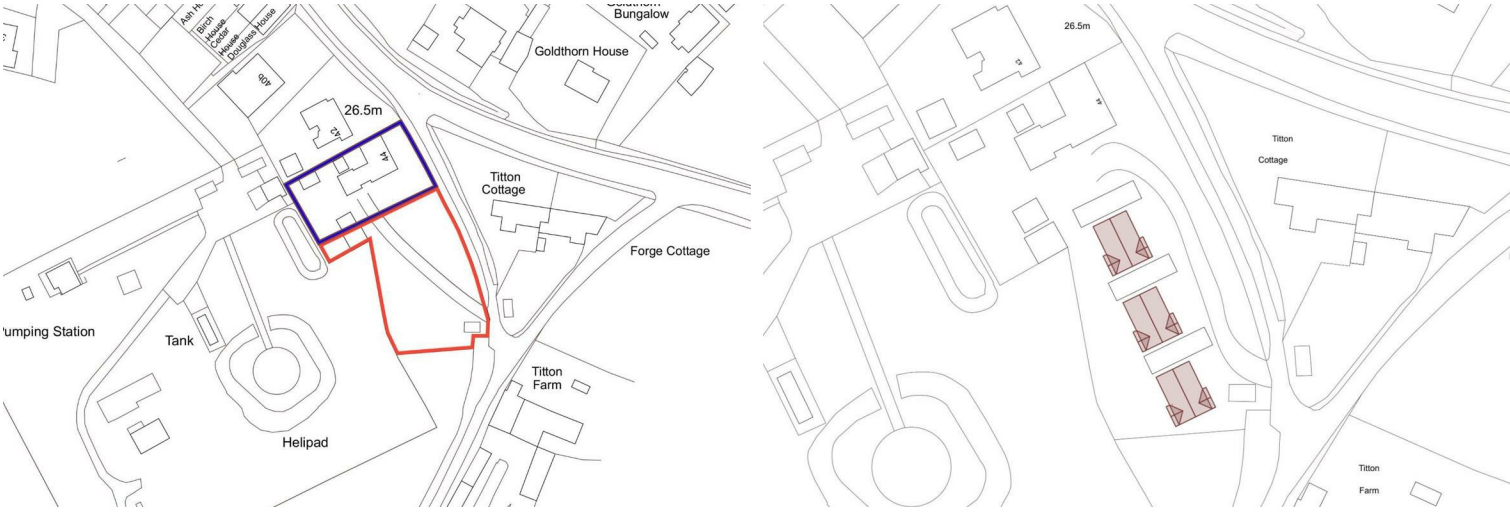


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Allan Morris

estate agents



44 Worcester Road, Titton, Stourport-On-Severn, DY13 9PD

'DEVELOPMENT OPPORTUNITY'
 A freehold detached bungalow set in a plot of approximately 0.57 acre having a Permission In Principle for three new residential units. The bungalow offers accommodation of approximately 1,000sqft plus a large garage with toilet and utility area, timber garage, summerhouse and workshop.



Price £525,000

ampsales@allan-morris.co.uk

01905 969659 0121 445 5209 01527 874646

www.allan-morris.co.uk

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





GENERAL INFORMATION

PLANNING PERMISSION

On the 5th October 2023 a Permission In Principle (PIP) was granted by Wyre Forest District Council, the documents for which can be viewed on the council's planning portal at <https://planningpa.wyreforestdc.gov.uk/online-applications/> using the planning reference 23/0079/PIP.

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

(Wyre Forest District Council)

EPC RATING: E

(Energy Performance Certificate)

DIRECTIONS

From Stourport-on-Severn: take the A4025 Worcester Road and take the tenth turning on the right, where the property will be found as indicated by the agent's 'for sale' board.

AMP:2352/D1

**44 Worcester Road
Titton
Stourport-On-Severn
Worcestershire
DY13 9PD**

GENERAL DESCRIPTION

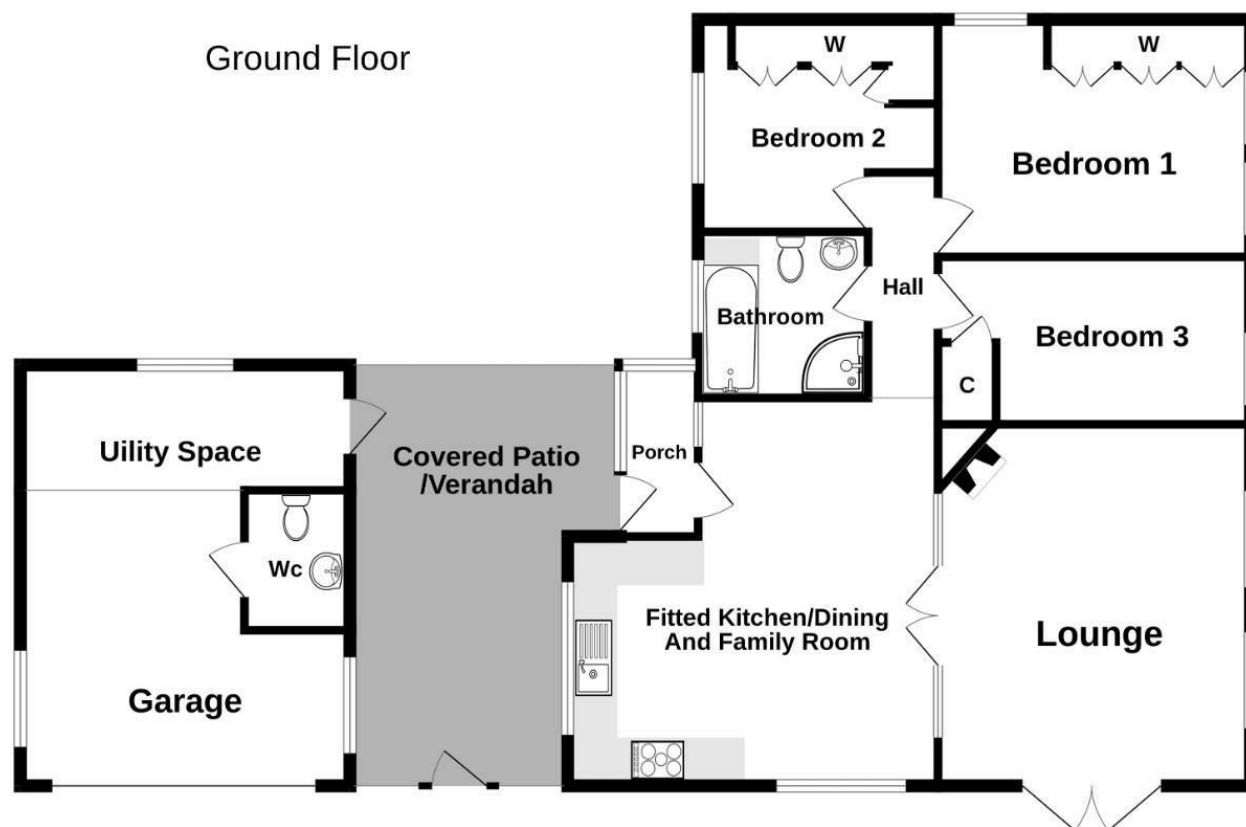
A freehold detached bungalow set in private grounds of approximately 0.57 acre with a Permission In Principle for three new residential units.

The bungalow has oil-fired central heating, double glazing and offers internal accommodation of approximately 1,000sqft, comprising: an enclosed porch; fitted kitchen, dining & family room; lounge; inner hallway; three bedrooms; and a bathroom.

In addition the property benefits from a verandah, large garage with toilet and utility area, timber garage, timber summerhouse and a timber workshop, all with light and power.

PLANNING PERMISSION

A Permission In Principle was granted by Wyre Forest District Council on 5th October 2023 for three new residential units to be built in the grounds, the documents for which can be viewed on the council's planning portal at <https://planningpa.wyreforestdc.gov.uk/online-applications/> using the planning reference 23/0079/PIP.



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 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.
Made with Metropix ©2023

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:

An enclosed double glazed porch with a wall light point and a door opening to:

FITTED KITCHEN, DINING & FAMILY ROOM 16'3" x 10'10" & 11'3" x 5'10" (4.95m x 3.30m & 3.43m x 1.78m)

(Measurements include units) having a range of base and wall units with concealed lighting over granite work top surfaces, an inset sink, integrated dishwasher, integrated fridge, built-in electric oven and ceramic hob with integrated cooker hood over. Part tiled walls, double glazed windows to front and side, radiator, telephone point, an opening to the inner hallway, ceiling coving, ceiling light point and a double glazed partition window with double doors opening to:

LOUNGE 16'11" x 14'4" (5.16m x 4.37m)

(Measurements include recesses) having a corner fireplace, two double glazed windows to side, twin double glazed French doors opening to the gardens, TV aerial point, ceiling coving, two wall light points and ceiling light point.

INNER HALLWAY

Having doors to three bedrooms and bathroom, ceiling coving, ceiling light point and an access hatch with a pull-down ladder to the boarded loft with light point.

BEDROOM ONE 14'2" x 10'6" (4.32m x 3.20m)

(Measurements include fitted units) having a range of fitted units comprising: a six door wardrobe; cupboard unit; a seat with four drawers; and a headboard with two bedside drawer units. Two double glazed windows to side, double glazed window to rear, radiator, TV aerial point, ceiling coving and ceiling light point.

BEDROOM TWO 10'11" x 10'7" (3.33m x 3.23m)

(Measurements included wardrobes and recess) having a fitted six door wardrobe, double glazed window to side, radiator, ceiling coving and ceiling light point.

BEDROOM THREE 14'1" x 7'7" (4.29m x 2.31m)

(Measurements include cupboard) having a built-in cupboard, double glazed window to side, radiator, telephone point, ceiling coving and ceiling light point.

BATHROOM 7'8" x 7'6" (2.34m x 2.29m)

(Measurements include suite) having a cream suite comprising: a low flush w/c and wash hand basin set in a vanity unit; panelled bath; and a corner shower cubicle. Tiled walls, obscure double glazed window to side, radiator, ceiling coving and ceiling light point.

OUTSIDE

DETACHED GARAGE 18'5" x 10'11" < 15'0" (5.61m x 3.33m < 4.57m)

(Door Width 14'0" 4.27m) (Measurements include boiler, utility and toilet) having a remote controlled roller shutter door to front, concrete base, double glazed windows to side and rear, double glazed door to verandah, utility area with plumbing for washing machine and vent for tumble dryer, light and power points, 'Worcester' condensing combination oil-fired boiler and a door to a TOILET having a white low flush w/c and wash hand basin with tiled splashback, wall mounted electric heater, extractor fan and ceiling light point.

TIMBER GARAGE 18'7" x 10'8" (5.66m x 3.25m)

Having double doors to front, single glazed window to side, door to side, concrete base, light and power points.

TIMBER SUMMERHOUSE 15'5" x 12'12" (4.70m x 3.66m)

Having twin double glazed doors to front, double glazed window to front, double glazed windows to both sides, light and power points.

TIMBER WORKSHOP 17'6" x 9'5" (5.33m x 2.87m)

Having double doors to front, six single glazed windows to front, light and power points.

PARKING

The property is approached via a remote controlled five bar gate over a gravel driveway leading to the gravel courtyard to the side of the garage, providing parking for several cars.

GROUNDS

The bungalow stands in a private plot of approximately 0.57 acres with a covered paved garden between the garage and bungalow opening to a paved courtyard garden with a timber summerhouse and gate to front. To the side of the bungalow there is a small private garden area and to the front there is a paved patio with a Koi Carp pond, beyond which is the lawned garden, part of which has a Permission In Principle (PIP) for three residential units.