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Allan Morris

estate agents



177 Birmingham Road, Norton, Bromsgrove, Worcestershire, B61 0DY

This freehold semi-detached family home is situated in a popular residential area with good local amenities and is convenient for the facilities of the town centre, commuting to Birmingham and the national motorway network. Private westerly garden with a timber office/summer house.



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 £305,000

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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.



- Freehold semi-detached family home
- Three bedrooms & Large bathroom
- Hall with toilet
- Lounge
- Dining room
- Fitted kitchen
- Utility room & side hallway
- Fast fibre optic broadband
- Carport & drive
- PVC double glazing & Gas CH

The property more particularly comprises:

A double glazed front door opening to the RECEPTION HALL having a door to cloakroom, double glazed window to front, wall light point and an opening to the INNER HALLWAY having stairs to first floor, doors to lounge and dining room, radiator and ceiling light point.

CLOAKROOM

Having a white low flush w/c and wash hand basin with tiled splashback and cupboard below. Obscure double glazed window to side, chrome towel rail radiator and ceiling light point.

LOUNGE 17'5" x 10'11" (5.31m x 3.33m)

(Measurements include recesses) having a fireplace with gas fire, double glazed sliding patio doors to rear garden, serving hatch from kitchen, radiator, TV aerial point, ceiling coving, two wall light points and two ceiling light points.

DINING ROOM 11'8" x 7'11" (3.56m x 2.41m)

Having a double glazed window to front, radiator, ceiling light point and a door to:

FITTED KITCHEN 11'3" x 8'10" (3.43m x 2.69m)

(Measurements include units and recesses) having base and wall units with work top surfaces, single bowl/single drainer sink with vegetable preparation bowl, built-in electric oven and induction hob. Part tiled walls, tiled flooring, double glazed window to rear, serving hatch to lounge, five inset ceiling spotlights and an opening to:

UTILITY ROOM 9'7" x 4'10" (2.92m x 1.47m)

(Measurements include units) having base and wall units with a work top surface with recesses for washing machine and dishwasher, space for tall freezer and fridge, tiled flooring, double glazed window to rear, radiator, wall mounted 'Worcester' gas-fired combination boiler (installed in February 2019), three inset ceiling spotlights and a door to:

SIDE HALLWAY 9'6" x 3'11" (2.90m x 1.19m)

(Measurements include units) having fitted base and wall storage cupboards with a work top surface, obscure double glazed doors to carport and rear garden, tiled flooring and ceiling light point.

From the inner hall, the stairs with balustrade lead up to the FIRST FLOOR LANDING having a double glazed window to front, radiator, ceiling light point and an access hatch with a pull-down ladder to the loft with light point.

BEDROOM ONE 12'5" x 10'6" (3.78m x 3.20m)

(Measurements include wardrobes) having a wardrobe fitted across one wall with three sliding doors, double glazed window to rear, radiator and ceiling light point.

BEDROOM TWO 9'4" < 11'10" x 8'5" (2.84m < 3.61m x 2.57m)

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

BEDROOM THREE 11'0" x 7'3" < 10'6" (3.35m x 2.21m < 3.20m)

(Measurements include stairwell) having a double glazed window to front, radiator and ceiling light point.

BATHROOM 11'1" x 4'10" (3.38m x 1.47m)

(Measurements include suite) having a white suite comprising: a low flush w/c and wash hand basin set in a vanity unit; a panelled bath; and a shower cubicle. Tiled walls, obscure double glazed window to front, radiator, shaver point, extractor fan and six inset ceiling spotlights.

OUTSIDE

CARPORT 13'10" x 9'5" (4.22m x 2.87m)

(Measurements include box) having a block paved base, door to side hall, a PIR floodlight and a storage box with power point.

PARKING

The house and garage are approached over a block paved drive providing off-road parking, with two shrubbery beds.

GARDEN

The property benefits from a private rear garden with a lovely westerly aspect and briefly comprising: a gravel patio across the rear of the house and along the side of the garden, with two sun canopies to the rear of the house and a small lawn and mature trees and shrubs. The garden has been designed for ease of maintenance. To the rear there is a timber office/summer house.

TIMBER OFFICE/SUMMER HOUSE 7'5" x 7'5" (2.26m x 2.26m)

Having single glazed windows to both sides, single glazed bi-fold doors to front, internet cable point and power points.

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: C

(Bromsgrove District Council)

EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre: take Stratford Road and turn right at the traffic lights into Birmingham Road. At the mini island proceed straight on, continuing along Birmingham Road. Turn left into the service Road, as indicated by the agent's 'for sale' board, where the property will be found at the end.

AMP:2361/D1



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

Plan produced using PlanUp.