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# Allan Morris

estate agents



## Meadow Cottage, Whitford Bridge Road, Stoke Pound, Worcestershire, B60 4HE

This period detached cottage is situated in a desirable rural location close to the Worcester and Birmingham Canal, along which it is a short walk to the Queen's Head Public House & Restaurant. The schools, railway station, shops and facilities of Bromsgrove are within two to three mile and the property benefits from all mains services and fibre optic broadband.



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 £750,000 'No Upward Chain'  
[ampsales@allan-morris.co.uk](mailto:ampsales@allan-morris.co.uk)

01905 969659

0121 445 5209

01527 874646

[www.allan-morris.co.uk](http://www.allan-morris.co.uk)









## 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: F

(Bromsgrove District Council)

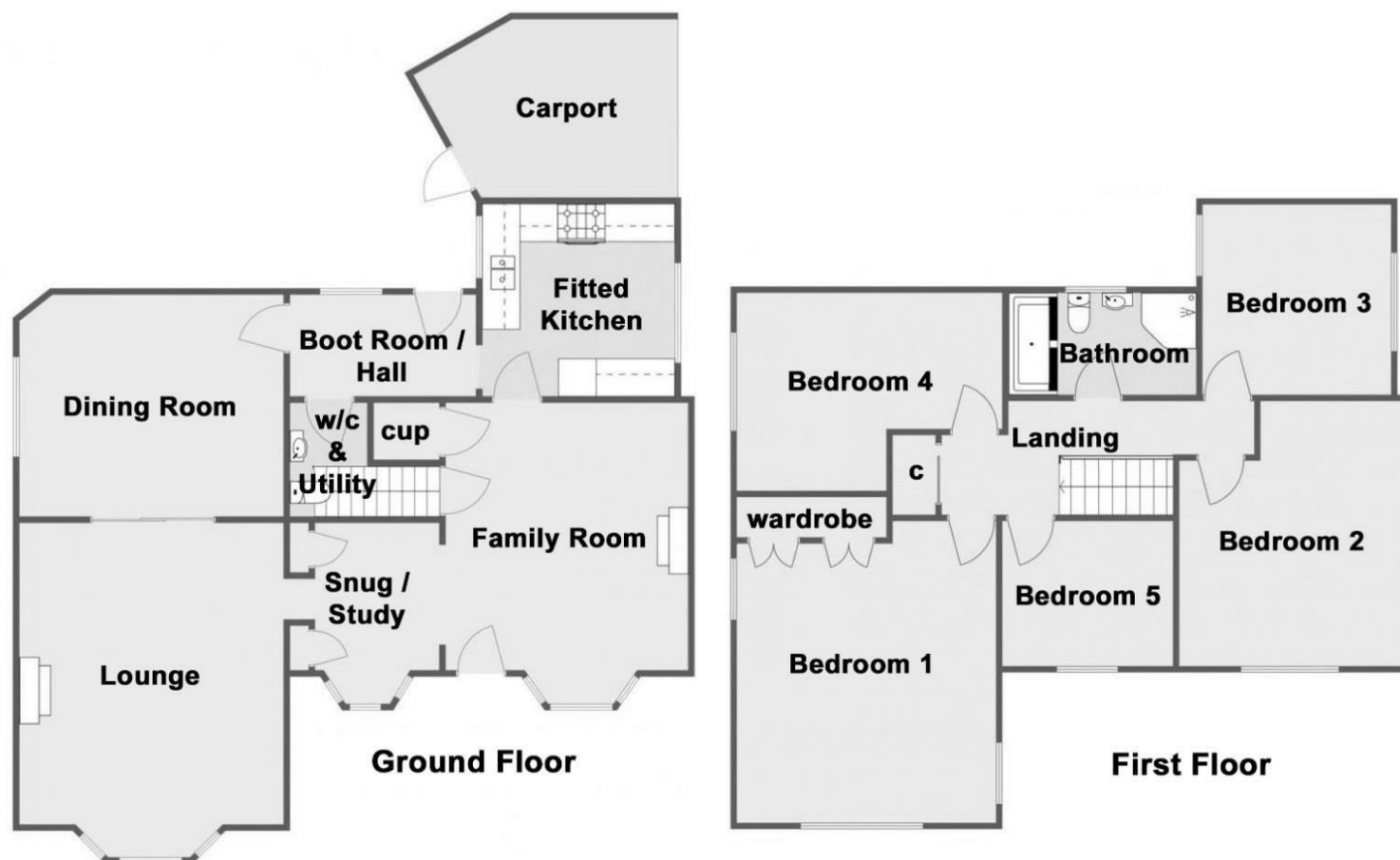
### EPC RATING: C

(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 proceed straight on into Stoke Road, then at the island take the second exit into Redditch Road. At the next island take the first exit into Buntsford Drive, then the first exit at the next island into Buntsford Hill. Proceed over the bridge and on into Sugarbrook Lane. Proceed past the Queen's Head, over the canal bridge and continue along Sugarbrook Lane and bear right into Stoke Pound Lane. Proceed over the canal bridge then turn first left into Whitford Bridge Road, where the property will be found on the right just over the canal bridge, as indicated by the agent's 'for sale' board.

AMP:2365/D1



Not to scale.

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

## Meadow Cottage Whitford Bridge Road Stoke Pound Worcestershire B60 4HE

## GENERAL DESCRIPTION

**This freehold detached period cottage is situated in a desirable rural location close to the Worcester and Birmingham Canal, along which it is a short walk to the Queen's Head Public House & Restaurant. The schools, railway station, shops and facilities of Bromsgrove are also within two to three miles and the M5 motorway junction 5 is also within easy reach.**

**The cottage stands in private gardens, benefiting from all mains services and having gas-fired central heating and fitted PVC double glazing installed in 2021. The cottage offers spacious and flexible accommodation of approximately 1,860sqft, briefly comprising:**

### Ground Floor

**Family room; snug/study; lounge; dining room; fitted kitchen; boot room/rear hall; and a toilet & utility.**

### First Floor

**Landing; five bedrooms; and a family bathroom.**

**In addition, the cottage stands in grounds of approximately 0.14 acre and benefits from private and mature gardens, a carport and parking for a further two or three cars.**

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](mailto: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 newly fitted contemporary stable door opening to:

#### **FAMILY ROOM 15'4" x 12'0" (4.67m x 3.66m)**

(Measurements include bay & recesses) having a brick fireplace with a wood burning stove, double glazed bay window to front, doors to stairs and kitchen, a built-in cloaks cupboard, radiator, wood flooring, two wall light points and an archway opening to:

#### **SNUG / STUDY 9'6" x 9'4" (2.90m x 2.84m)**

(Measurements include bay & alcoves) having two display alcoves with cupboards below, double glazed bay window to front, radiator, wood flooring, ceiling light point and a door to:

#### **LOUNGE 18'0" x 13'10" (5.49m x 4.22m)**

(Measurements include bay & recesses) having an open fireplace with brick surround, a large double glazed bay window to front with a fitted window seat, two double glazed windows to side, two radiators, beamed ceiling and two sliding obscure glazed doors to:

#### **DINING ROOM 13'10" x 11'8" (4.22m x 3.56m)**

Having a double glazed window to side, radiator, beamed ceiling, a wall mounted gas-fired 'Baxi' combination boiler (installed in 2015 with a 10 year warranty), ceiling light point and a stable door to:

#### **BOOT ROOM / REAR HALL 9'10" x 5'4" (3.00m x 1.63m)**

Having doors to rear yard and toilet/utility, double glazed window to rear, radiator, tiled flooring, ceiling light point and an archway opening to:

#### **FITTED KITCHEN 10'2" x 10'0" (3.10m x 3.05m)**

(Measurements include units) having base and wall units with wood worktop surfaces, single bowl/single drainer sink and recesses for a dishwasher, fridge/freezer and a range oven with a fitted cookerhood over. Part tiled walls, tiled flooring, double glazed windows to both sides, door to family room and a ceiling light point.

#### **TOILET & UTILITY 5'9" x 5'5" (1.75m x 1.65m)**

(Measurements include suite) having a low flush w/c and pedestal wash hand basin. Plumbing for washing machine, tiled flooring, extractor fan and a ceiling light point.

From the family room, a door opens to the stairs leading up to the FIRST FLOOR LANDING having a ceiling light point, a built-in wardrobe and linen cupboard and an access hatch to the part boarded loft.

#### **BEDROOM ONE 17'1" x 13'10" (5.21m x 4.22m)**

(Measurements include wardrobe) having a built-in four door wardrobe, double glazed windows to front and both sides, exposed floorboards, radiator and a ceiling light point.

#### **BEDROOM TWO 10'10" < 14'0" x 12'0" (3.30m < 4.27m x 3.66m)**

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

#### **BEDROOM THREE 10'1" x 10'0" (3.07m x 3.05m)**

Having double glazed windows to both sides, radiator and a ceiling light point.

#### **BEDROOM FOUR 13'10" x 7'5" < 10'7" (4.22m x 2.26m < 3.23m)**

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

#### **BEDROOM FIVE 9'0" x 7'10" (2.74m x 2.39m)**

Having three panelled walls, double glazed window to front, radiator and a ceiling light point.

#### **FAMILY BATHROOM 9'9" x 5'4" (2.97m x 1.63m)**

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with a glass shelf below; panelled bath; and a corner shower cubicle. Part tiled walls, double glazed window to rear, towel rail radiator, extractor fan and three ceiling light points.

#### **OUTSIDE**

#### **CARPORT 15'0" x 9'7" (4.57m x 2.92m)**

(Maximum measurements) having a concrete base, roof window and a door to the rear yard.

#### **PARKING**

To the side of the house there is space to park two or three cars.

#### **GARDEN**

The property benefits from mature private gardens comprising: a gravel patio to the front of the cottage, beyond which is a lawn with mature trees and shrubs and a raised ornamental fish pond. The lawn extend beyond and along the side of the cottage where there is a timber shed and a block built/timber clad wood store. To the rear there is an opening to the rear yard with doors to boot room and carport.