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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.



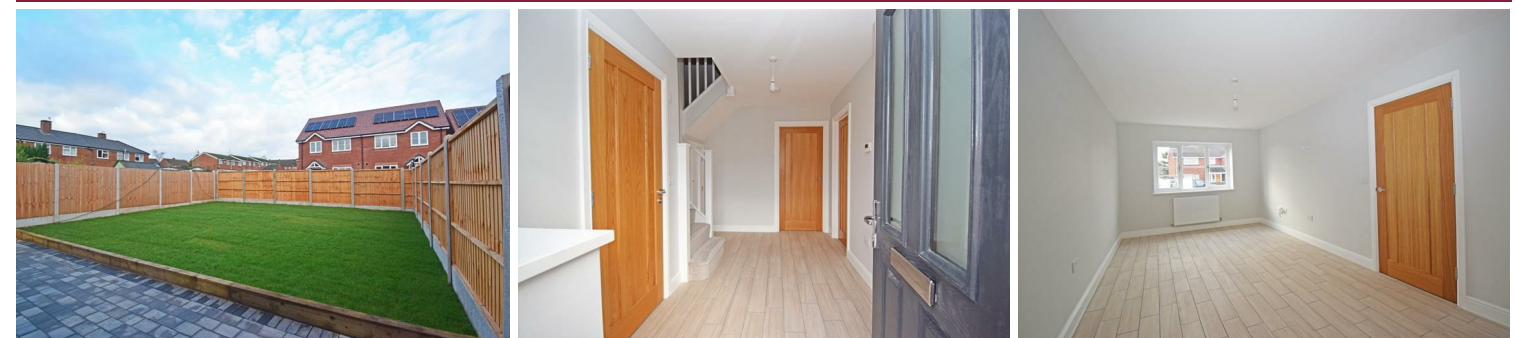
Allan Morris

estate agents



45 Holly Road, Bromsgrove, Worcestershire, B61 8LG

This new detached family home is built by CDC Bespoke Properties Ltd, under a ten year warranty, with a high standard of finish and is highly energy efficient with an EPC rating A and floor area of approximately 1,600sqft. The property is situated in an established residential area with good local amenities and is within walking distance of Sanders Park and the facilities of the town centre.



Price £485,000 'Including Floor Coverings'

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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.



- New build detached family home
- Four bedrooms, Bathroom & Shower room
- Reception hallway with toilet off
- Open plan fitted kitchen, dining & family room
- Lounge & Large utility room
- PVC double glazing & Gas CH
- Solar panels with battery storage
- EV charging point
- Drive for up to six cars
- 10 year build warranty via Advantage

The property more particularly comprises:

A canopy porch with three inset spotlights and a double glazed door opening to:

RECEPTION HALLWAY 12'9" x 5'8" < 7'9" (3.89m x 1.73m < 2.36m)

Having a double glazed window to the front, tiled flooring, doors to cloakroom, lounge and kitchen, stairs to the first floor, radiator, ceiling light point, and an understairs cupboard with tiled flooring and housing the solar panel controls and electricity storage battery.

CLOAKROOM

Having a white low flush w/c and wash hand basin with drawers below. Tiled flooring, obscure double glazed window to the front, radiator, extractor fan and ceiling light point.

LOUNGE 19'4" x 10'2" (5.89m x 3.10m)

Having a double glazed window to front, tiled flooring, radiator, high speed broadband point, TV aerial point and a ceiling light point.

OPEN PLAN L-SHAPED KITCHEN, DINING & FAMILY ROOM 21'8" x 10'9" < 21'5" (6.60m x 3.28m < 6.53m)

(Measurements include units & recess) having a range of base and wall units with concealed lighting over ceramic worktop surfaces and splashbacks, an inset sink, integrated dishwasher, integrated fridge/freezer, built-in electric oven and built-in induction hob with a cookerhood over. Tiled flooring, extractor fan, two double glazed atrium style roof windows, a set of five bi-fold doors to the rear garden, two radiators, TV aerial point, four wall light points, four inset ceiling spotlights and a door to:

UTILITY ROOM 10'3" x 6'3" (3.12m x 1.91m)

(Measurements include units) having base and wall units with a ceramic worktop surface, inset sink and recesses for washing machine and tumble dryer. Double glazed door to side, double glazed window to side, tiled flooring, radiator, extractor fan, ceiling light point and a wall cupboard housing the 'Ideal' gas-fired combination boiler.

From the hallway, the stairs with balustrade lead up to the FIRST FLOOR LANDING having stairs to the second floor, radiator and a ceiling light point.

BEDROOM TWO 13'3" x 9'4" < 11'9" (4.04m x 2.84m < 3.58m)

(Measurements include wardrobe) having a built-in wardrobe with two sliding doors, double glazed window to rear, radiator, TV aerial point and a ceiling light point.

BEDROOM THREE 12'3" x 10'2" < 12'7" (3.73m x 3.10m < 3.84m)

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

BEDROOM FOUR 9'9" x 9'5" < 11'10" (2.97m x 2.87m < 3.61m)

(Measurements include recess) having a double glazed window to rear, radiator, TV aerial point and a ceiling light point.

FAMILY BATHROOM 8'6" x 5'10" (2.59m x 1.78m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with drawers below; and a panelled bath with shower and screen over. Tiled walls, obscure double glazed window to front, chrome towel rail radiator, shaver point, extractor fan and ceiling light point.

From the landing, stairs with balustrade and obscure double glazed window to side lead up to the SECOND FLOOR LANDING having doors to bedroom and shower room, ceiling light point and a low door to the eaves storage to the front.

BEDROOM ONE 13'7" x 12'8" (4.14m x 3.86m)

(Measurements include dormer) having a double glazed dormer window to rear, radiator, TV aerial point, ceiling light point and two low access doors to eaves storage to front.

SHOWER ROOM 6'5" x 5'1" < 8'3" (1.96m x 1.55m < 2.51m)

(Measurements include suite & dormer) having a white suite comprising: a low flush w/c; wash hand basin with drawers below; and a shower cubicle with an electric shower. Tiled walls, obscure double glazed window to rear, chrome towel rail radiator, shaver point, extractor fan, an inset ceiling spotlight and a ceiling light point.

OUTSIDE

PARKING

The house is approached over a block paved and gravel drive, providing off-road parking for up to six cars.

GARDENS

There are two lawned/shrubbery beds to the front. A gate opens to a paved pathway along the side of the house, where there is a water tap and PIR light, to the rear where the property comprising: a paved patio across the rear of the house with two PIR wall lights, beyond which is a lawn with two trees to the rear.

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: yet to be determined by council

(Bromsgrove District Council)

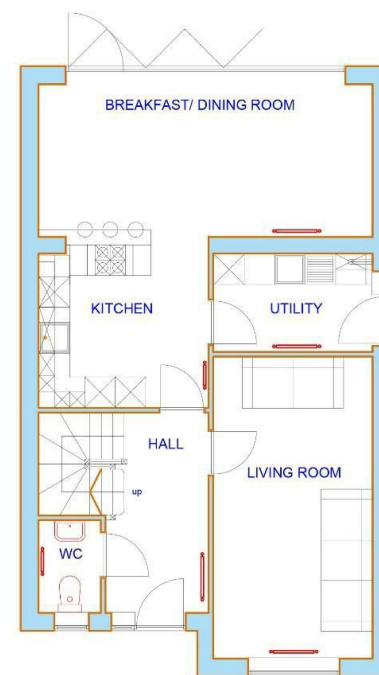
EPC RATING: A

(Energy Performance Certificate)

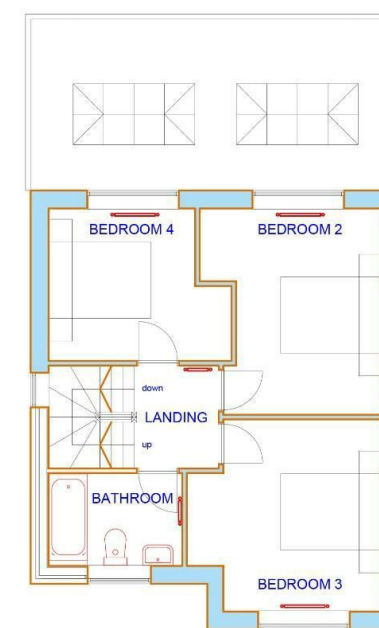
DIRECTIONS

From Bromsgrove town centre: take Stourbridge Road, then turn left at the mini island into Santridge Lane and first left into The Flats. Take the second turning on the right, where the site will be found on the right.

AMP:2287/D6



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF FLOOR PLAN