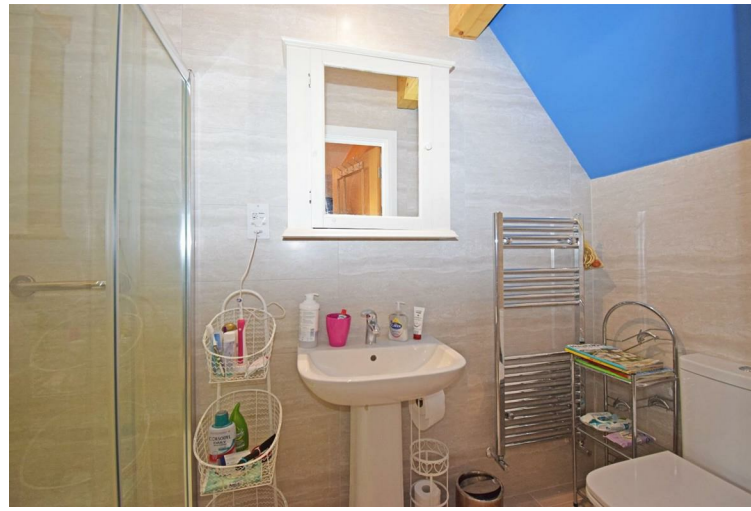


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Allan Morris

estate agents



28A Stourbridge Road, Bromsgrove, Worcestershire, B61 0AE

This freehold bespoke designed detached family home was built in 2017 to a high specification and offers flexible and spacious accommodation of approximately 1,865sqft with a lift and covered balcony to front.



Price £720,000

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





PARKING

The house and carport are approached over an L-shaped drive providing off-road parking for up to five cars.

GARDENS

The house stands in private grounds with a courtyard garden to the front, from which a paved pathway leads along the side of the house to the small rear garden, comprising: a paved patio to the side and across the rear of the house, beyond which is a lawn. A paved path leads along the side of the carport to a gate opening to the driveway at the front. There are wall lights to front, both sides and rear, water tap to side and outside power points to front and 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: E

(Bromsgrove District Council)

EPC RATING: B

(Energy Performance Certificate)

AMP:2374/D1



Ground Floor

First Floor

Not to scale.

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

**28A Stourbridge Road
Bromsgrove
Worcestershire
B61 0AE**

GENERAL DESCRIPTION

This bespoke designed freehold detached family home was built in 2017 to a high specification under a building warranty.

The house has PVC double glazing, gas-fired central heating with separate thermostats for both floors and offers spacious and flexible accommodation of approximately 1,865sqft (excluding carport & balcony) with engineered parquet style flooring throughout and comprising:

Ground Floor

An entrance porch; reception hall with stairs and lift to first floor; utility room; three double bedrooms; en suite shower wetroom; and a family bathroom.

First Floor

Open plan landing, living room, fitted kitchen and dining area; fitted cloakroom; part covered balcony with a roll-out awning; double bedroom; and en suite shower room.

In addition, the property benefits from a carport with a remote controlled door, L-shaped drive providing off-road parking for five cars and private gardens to front and rear. With a gentle slope there are no steps to enter the property. The large downstairs bedroom area has potential to be utilised as self-contained unit.

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 open porch with a door entry system with intercom and a double glazed door to an enclosed side porch with double glazed door to rear, double glazed window to carport, an inset ceiling spotlight and a double glazed door to the RECEPTION HALL having stairs to the first floor, smoked glass lift to first floor, two radiators, built-in cloaks cupboard with automatic light, under stairs cupboard, doors to three bedrooms and bathroom, five inset ceiling spotlights and a door to:

UTILITY ROOM 8'6" x 4'11" (2.59m x 1.50m)

(Measurements include units) having base and wall units with concealed lighting over quartz work top surfaces, recesses for washing machine and tumble dryer, double glazed window to side, tiled flooring, radiator, extractor fan, three inset ceiling spotlights and a connecting door to:

BEDROOM ONE 20'8" x 14'2" < 19'6" (6.30m x 4.32m < 5.94m)

(Measurements include wardrobes and recesses) having a large double glazed window with sliding patio doors to the courtyard garden to front, two double glazed windows to side, a fitted four door wardrobe, two radiators, TV aerial point, eleven inset ceiling spotlights and a door to:

EN SUITE SHOWER WETROOM 7'4" x 4'9" < 8'3" (2.24m x 1.45m < 2.51m)

(Measurements include suite) having a white low flush w/c with a bidet spray, white wash hand basin, and a wet room shower area with glass screen. Tiled walls and flooring, electric under floor heating, obscure double glazed window to side, chrome towel rail radiator, shaver point, extractor fan and four inset ceiling spotlights.

FAMILY BATHROOM 7'4" x 7'2" (2.24m x 2.18m)

(Measurements include suite) having a white suite comprising: a low flush w/c with bidet spray; pedestal wash hand basin; and a panelled bath with shower and screen over. Tiled walls and flooring, electric underfloor heating, obscure double glazed window to side, chrome towel rail radiator, shaver point, extractor fan, four inset ceiling spotlights, door from the hall and a connecting door to:

BEDROOM THREE 12'0" x 10'2" (3.66m x 3.10m)

(Measurements include recess) having double glazed sliding patio doors to the rear garden, double glazed window to side, radiator, TV aerial point, ceiling light point and a connecting door to bedroom four.

BEDROOM FOUR 12'0" x 10'2" (3.66m x 3.10m)

(Measurements include recess) having a double glazed sliding patio door to the rear garden, double glazed window to side, radiator, TV aerial point and ceiling light point.

From the hall, the stairs with balustrade and the light provide access to the FIRST FLOOR LANDING AREA having a double glazed roof window, radiator and opening to both kitchen and living room, door entry system with intercom, two inset ceiling spotlights and a door to:

CLOAKROOM 5'1" x 4'11" (1.55m x 1.50m)

(Measurements include suite) having a white low flush w/c and pedestal wash hand basin, tiled dado, tiled flooring, electric underfloor heating, obscure double glazed roof window to side, shaver point, chrome towel rail radiator, extractor fan, two inset ceiling spotlights and a built-in airing cupboard housing the 'Megaflo' pressurised hot water tank and wall mounted 'Worcester' gas-fired boiler.

FITTED KITCHEN & DINING ROOM AREA 18'0" x 12'3" (5.49m x 3.73m)

(Measurements include units and recesses) having base and wall units with concealed lighting over the quartz worktop with an inset sink and vegetable preparation bowl, integrated dishwasher, integrated fridge/freezer, built-in electric oven and built-in electric combination oven, microwave and grill. Matching island with a quartz worktop with breakfast bars to both ends, two pull up power point racks and an induction hob with cookerhood over. A tall double glazed window to rear, double glazed roof windows to both sides, radiator, two ceiling light points and eight inset ceiling spotlights,

LIVING ROOM AREA 20'8" x 14'4" (6.30m x 4.37m)

(Measurements include fireplace and recesses) having a hearth with a gas-fired stove, two radiators, TV aerial point, door to bedroom two, double glazed roof window to side, nine inset ceiling spotlights and a large double glazed window with double sliding doors opening to:

PART COVERED BALCONY 20'4" x 7'8" (6.20m x 2.34m)

Having a paved base, large roll-out awning, power points and two wall light points.

From the living room an access hatch with a pull-down ladder leads to the boarded loft with shelving and lights.

BEDROOM TWO / OFFICE 18'6" x 12'4" < 16'8" (5.64m x 3.76m < 5.08m)

Having attractive triangular double glazed windows to front and rear, two radiators, TV aerial point, door entry system with intercom, ceiling light point and a door to:

EN SUITE SHOWER ROOM 8'9" x 3'10" (2.67m x 1.17m)

(Measurements include suite) having a white suite comprising: a low flush w/c with a bidet spray; pedestal wash hand basin; and a large shower cubicle. Tiled walls and flooring, electric underfloor heating, chrome towel rail radiator, shaver socket, extractor fan, ceiling light point and an inset ceiling spotlights.

OUTSIDE

ENCLOSED CARPORT 14'0" x 10'11" (4.27m x 3.33m)

(Door width 9'2" 2.84m) having a block paved base, a wide opening to the rear garden, remote controlled roll-over door to front and four inset ceiling spotlights.