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Allan Morris

estate agents



28 Cornfield Avenue, Stoke Heath, Bromsgrove, Worcestershire, B60 3QU

'No Onward Chain'

This well presented detached family home occupies an enviable corner plot, with delightful southerly facing gardens in a desirable residential area that is convenient for commuting to Birmingham and Worcester, the national motorway network, sought after local schools and the railway station.



Price £450,000; Plus £50 Cash For Garden Plot Marked Blue

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GENERAL INFORMATION

AGENT'S NOTE

The garden land marked blue on the OS plan was purchased from the council in 2009 by the current owners (title WR125866) for £1,650 and is now to be sold separately, at a cash price of £50 to the purchaser of 28 Cornfield Avenue (title HW54053).

The title marked in blue, WR125866 contains covenants that prevent development of that land and restrict its use to garden land. However, an application for Planning Permission to extend the accommodation of 28 Cornfield Avenue (title number HW54053) can be made in the normal way.

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: D

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre: take Worcester Road, at the mini island take the second exit into Rock Hill. Just over the brow of the hill turn left into Hanbury Road, then first left into Wheatridge Road. Turn second right into Cornfield Avenue, where the property will be found at the head of the cul-de-sac, as indicated by the agent's 'for sale' board.

AMP:2314/D5



For illustrative purposes only. Not to scale.
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com

**28 Cornfield Avenue
Stoke Heath
Bromsgrove
Worcestershire
B60 3QU**

GENERAL DESCRIPTION

This detached family home occupies an enviable corner plot, with lovely southerly facing gardens, in a desirable residential area within walking distance of the sought after local schools and is convenient for the railway station, facilities of the town, national motorway network and commuting to Birmingham and Worcester.

The well appointed house has PVC double glazing, gas-fired central heating and spacious accommodation of approximately 1,400sqft (including laundry room & excluding garage), comprising:

GROUND FLOOR

Reception hallway with fitted cloakroom; large lounge with bespoke handmade mahogany fireplace; sun lounge; fitted breakfast kitchen & utility kitchen; dining room; and a laundry room at rear of garage.

FIRST FLOOR

Landing; four good sized bedrooms; en suite shower room; and a family bathroom.

In addition, the property benefits from a single garage, carport, drive with off-road parking for up to three cars and beautifully presented gardens to front and rear.

Please note that the property is held in two separate titles to be purchased separately:

**HW54053 28 Cornfield Avenue (marked red); and
WR125866 Land Adjoining 28 Cornfield Avenue (marked blue).**

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 porch with tiled flooring, ceiling light point and an obscure and stained glass front door opening to the RECEPTION HALLWAY having stairs to the first floor, glazed doors to lounge and kitchen, sliding glazed door to dining room, radiator, telephone point, ceiling coving, ceiling light point with ornate ceiling rose and a door to:

FITTED CLOAKROOM

Having a white low flush w/c and wash hand basin set in a vanity unit with two mirrors and a vanity light over. Tiled walls and flooring, an electric towel rail radiator, built-in cloaks cupboard, ceiling coving, extractor fan and a ceiling light point.

LOUNGE 20'1" x 12'11" (6.12m x 3.94m)

Having a bespoke handmade mahogany fireplace with a gas fire, double glazed bow windows with fitted blinds to front and side, double glazed sliding door to sun lounge, radiator, t.v. aerial point, ceiling coving and two ornate ceiling roses with chandelier fittings.

DINING ROOM 11'2" x 8'9" (3.40m x 2.67m)

Having a double glazed bow window to front, radiator, ceiling coving, ceiling light point with ornate rose and a glazed door to:

FITTED BREAKFAST KITCHEN 12'0" x 8'9" (3.66m x 2.67m)

(Measurements include units) having a range of high gloss fronted base and wall units with worktop surfaces, single bowl/single drainer sink, recess with fridge and a built-in four ring gas hob. Tiled splashbacks, double glazed window with fitted blind to rear, radiator, ceiling coving, six inset ceiling spotlights and an opaque glazed door to:

FITTED UTILITY KITCHEN 10'6" x 5'4" (3.20m x 1.63m)

(Measurements include units) having base units matching the breakfast kitchen with worktop surface, recess with dishwasher and a built-in electric oven and grill. Part tiled walls, double glazed window with fitted blind to rear, obscure double glazed door to the rear garden, radiator, ceiling coving, four inset ceiling spotlights and a glazed door to:

SUN LOUNGE 11'6" x 10'10" (3.51m x 3.30m)

Having double glazed windows with fitted blinds overlooking the rear garden, twin double glazed French doors with fitted blinds opening to the rear garden, t.v. aerial point, ceiling coving and seven inset ceiling spotlights.

From the hallway, the stairs with handrail lead up to the FIRST FLOOR LANDING having a built-in airing cupboard, ceiling coving, ceiling light point with ornate rose and light fitting, access hatch with pull-down ladder to the part boarded loft with light point.

BEDROOM ONE 12'0" x 11'7" (3.66m x 3.53m)

(Measurements include wardrobe) having a fitted five door wardrobe, double glazed window to front, radiator, ceiling coving, two wall light points, ceiling light point with ornate rose and light fitting and a door to:

EN SUITE SHOWER ROOM 7'3" x 6'7" (2.21m x 2.01m)

(Maximum measurements including suite) having a white suite comprising: a low flush w/c; a wash hand basin with cupboard below and mirror, cupboard and vanity lighting over; and a corner shower cubicle. Tiled walls, large fitted mirror, tiled flooring with electric under tile heating, chrome towel rail radiator and four inset ceiling spotlights, one with extractor fan.

BEDROOM TWO 9'8" x 8'9" <13'2" (2.95m x 2.67m <4.01m)

(Measurements include wardrobe) having a fitted wardrobe with two sliding mirror doors, double glazed windows to front and side, radiator, ceiling coving and light fitting.

BEDROOM THREE 10'4" x 7'10" < 10'3" (3.15m x 2.39m < 3.12m)

(Measurements include wardrobe) having a built-in wardrobe with three sliding mirror doors, double glazed windows to side and rear, radiator, ceiling coving and light fitting.

BEDROOM FOUR 8'1" x 7'11" (2.46m x 2.41m)

Having double glazed window to rear, radiator, ceiling coving, ornate rose and ceiling light point.

FAMILY BATHROOM 9'3" 4'11" (2.82m 1.50m)

(Measurements include suite) having a white suite comprising: a low flush w/c; a wash hand basin set in a vanity unit with large mirror over; panelled bath; and a separate shower cubicle. Tiled walls, obscure double glazed window to rear, tiled flooring with electric under tile heating, towel rail radiator, shaver point, ceiling coving and six inset ceiling spotlights.

OUTSIDE

LAUNDRY ROOM 7'10" x 7'0" (2.39m x 2.13m)

(Measurements include units) having base and wall units with worktop surfaces, single bowl/single drainer sink and recess with a washing machine. Tiled walls and flooring, double glazed window with fitted blind to side, single glazed door with fitted blind to rear garden, wall mounted 'Baxi' gas-fired boiler (installed in August 2023), four inset ceiling spotlights and a door to:

SINGLE GARAGE 16'8" x 8'1" (5.08m x 2.46m)

(Door width 7'0" 2.13m) having an upright freezer, metal up-and-over door to the carport, painted concrete base, light and power points.

CARPORT 14'10" x 7'9" (4.52m x 2.36m)

Having a block paved base and a water tap.

PARKING

The house and carport are approached over a block paved drive providing off-road parking for up to three cars.

GARDENS

The house occupies an enviable corner plot, standing behind a manicured lawn with a rockery and mature shrubs. A gate at the side of the house opens to the rear garden with a lovely southerly aspect and briefly comprising: water tap, a paved patio to the rear of the house, beyond which is a sculptured lawn with established and well stocked beds. To the rear of the laundry room there is an attached timber workshop/shed with single glazed window. Behind the workshop there is a greenhouse and a timber shed.