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Allan Morris

estate agents



25 Toms Town Lane, Studley, Warwickshire, B80 7QG

This freehold semi-detached family home occupies a lovely corner plot and has been largely extended and modernised to provide spacious and flexible accommodation of approximately 1,675sqft (excluding garage).



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



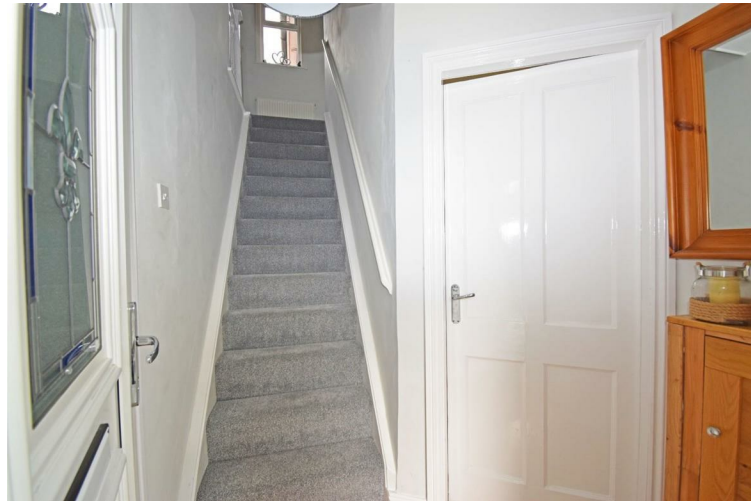
Price £475,000 'No Upward Chain'
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01527 874646

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GENERAL INFORMATION

AGENT'S NOTE

The property is being sold on behalf of a relative of one of the directors of Allan Morris & Peace Limited.

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: B

(Stratford-upon-Avon District Council)

EPC RATING: D

(Energy Performance Certificate)

DIRECTION

From Studley village centre: take the A435 Alcester Road and take the second turning on the right into New Road. Follow the road through the bends and on past Studley St Mary's C of E Academy School to the end, where the property will be found on the corner of New Road and Toms Town Lane, as indicated by the agent's 'for sale' board.

AMP:2377/D2

**25 Toms Town Lane
Studley
Warwickshire
B80 7QG**

GENERAL DESCRIPTION

This freehold semi-detached family home occupies a good sized corner plot of approximately 0.11 acre in an established residential area within walking distance of the shops, schools and amenities of the village.

The house has PVC double glazing, gas-fired central heating and has been extensively modernised and extended to provide spacious and flexible accommodation of approximately 1,675sqft, comprising:

Ground Floor

Hall; lounge; garden room; study; lobby with toilet off; and an open plan fitted kitchen, dining & family room.

First Floor

Landing; four double bedrooms; two en suite shower rooms; and a family bathroom.

In addition, the property benefits from a large single garage with a utility area, drive for up to four cars, large private front gardens with a lovely southerly aspect and a private rear courtyard garden.



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

Plan produced using PlanUp.

**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 double glazed ENTRANCE PORCH with tiled flooring, ceiling light point and double glazed front door to the HALL having stairs to first floor, doors to lounge and dining/family room and ceiling light point.

LOUNGE 16'0" x 11'11" (4.88m x 3.63m)

(Measurements include fireplace) having an open fire with an 'Adam' style surround, double glazed window to front, radiator, picture rail, TV aerial point, ceiling light point and double glazed doors to:

GARDEN ROOM 14'6" x 7'10" (4.42m x 2.39m)

Having a double glazed window with twin double glazed French doors to the rear garden, three double glazed roof windows, radiator, four wall light points and a double glazed door to:

STUDY 8'0" x 6'10" (2.44m x 2.08m)

Having a double glazed window to rear, door to dining/family room, radiator, ceiling light point and a doorframe opening to a LOBBY with door to garage, radiator, ceiling light point and a door to:

TOILET

Having a white low flush w/c and wash hand basin with tiled splashback. Tiled flooring, obscure double glazed window to rear, radiator and ceiling light point.

OPEN PLAN FITTED KITCHEN, DINING & FAMILY ROOM

DINING/FAMILY ROOM AREA 17'9" x 10'6" (5.41m x 3.20m)

(Measurements include bay) having a double glazed bay window to front, radiator, wide opening to the kitchen, doors to hall and study, two ceiling light points and a built-in under stairs pantry with shelving, power point, obscure glass block window to garden room and ceiling light point.

FITTED KITCHEN AREA 13'4" x 11'5" (4.06m x 3.48m)

(Measurements include units) having a range of base and wall units with work top surfaces, single bowl/single drainer sink with vegetable preparation bowl, recess for dishwasher, recess for 'American' style fridge/freezer and built-in electric oven and four ring gas hob with a cooker hood over. Part tiled walls, tiled flooring, double glazed windows to front and side, door to garage and two ceiling light points.

From the hall, the stairs with handrail lead up to the FIRST FLOOR LANDING having an access hatch to the loft, double glazed window to rear, radiator and two ceiling light points.

BEDROOM ONE 12'2" x 10'9" < 12'7" (3.71m x 3.28m < 3.84m)

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

EN SUITE SHOWER ROOM 7'8" x 4'9" (2.34m x 1.45m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a large shower cubicle. Part tiled walls, obscure double glazed window to side, chrome towel rail radiator, extractor fan and ceiling light point.

BEDROOM TWO 12'2" x 9'1" (3.71m x 2.77m)

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

EN SUITE SHOWER ROOM 8'8" x 3'7" (2.64m x 1.09m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a shower cubicle. Part tiled walls, chrome towel rail radiator, extractor fan and ceiling light point.

BEDROOM THREE 12'10" x 10'5" < 12'4" (3.91m x 3.18m < 3.76m)

(Measurements include wardrobe & alcove) having a built-in double wardrobe, built-in alcove, double glazed window to front, and a ceiling light point.

BEDROOM FOUR 10'9" < 11'10" x 8'8" (3.28m < 3.61m x 2.64m)

(Measurements exclude wardrobe) having a built-in wardrobe, double glazed window to front, radiator, picture rail and a ceiling light point.

BEDROOM FIVE 8'8" x 6'11" (2.64m x 2.11m)

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

LARGE FAMILY BATHROOM 8'8" x 7'11" (2.64m x 2.41m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; a shower cubicle; and a panelled bath with shower screen and mixer tap with shower head fitting. Part tiled walls, obscure double glazed window to rear, chrome towel rail radiator, extractor fan, ceiling point and a built-in airing cupboard with slatted shelving.

OUTSIDE

LARGE SINGLE GARAGE 18'5" x 12'10" (5.61m x 3.91m)

(Measurements include units, boiler and tank) (DOOR WIDTH 7'11" 2.42m) having a remote controlled roller shutter door to drive, single glazed window to rear, obscure double glazed door to rear, doors to kitchen and lobby, concrete base, light and power points, wall mounted 'Worcester' gas-fired boiler (installed April 2024), pressurised hot water tank and base and wall units with work top surfaces, single bowl/single drainer sink and recess for washing machine.

PARKING

To the front of the garage and side of the house there is a paved drive providing off-road parking for up to four cars.

GARDENS

The property occupies a good sized corner plot of approximately 0.11 acres, standing behind large front gardens with a lovely southerly aspect kept private by a screen of mature hedgerow. The garden is mostly laid to lawn with paved patio and borders with mature trees and shrubs. To the side of the garage a gate opens to the rear of the house where there is a private paved courtyard garden.