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Allan Morris

estate agents



50 Elm Grove, Norton, Bromsgrove, Worcestershire, B61 0EJ

This deceptively spacious detached family home offers internal accommodation of approx 1,690sqft (excluding conservatory) with four double bedrooms, is set in a larger than average plot of approx 0.13 acre with private and beautifully landscaped gardens and is situated in a popular residential area within easy reach of the national motorway network and the facilities of the town.



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 £495,000

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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: D, with an improvement indicator
(Bromsgrove District Council)

EPC RATING: C
(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre: take Birmingham Road, then at the mini island take the second exit, continuing along Birmingham Road. Take the fourth turning on the left into Upland Road and at the end of the road turn right into Elm Grove, where the property will be found on the right.

AMP:2388/D1

**50 Elm Grove
Norton
Bromsgrove
Worcestershire
B61 0EJ**

GENERAL DESCRIPTION

This freehold detached family home is situated in a desirable residential area with good local amenities and is convenient for commuting to Birmingham, the national motorway network and the facilities of the town.

The well kept and presented house has PVC double glazing, gas-fired central heating and offers spacious accommodation of approximately 1,690sqft (excluding conservatory), comprising:

Ground Floor

A reception hallway; lounge with inglenook fireplace; dining room; double glazed conservatory; fitted kitchen & breakfast room; study/playroom; and covered side passageway with a toilet off.

First Floor

Landing; four double bedrooms; an en suite shower room; and a family bathroom.

In addition, the property stands in a larger than average plot of approximately 0.13 acre and benefits from a drive for up to four cars and good sized private rear gardens that have been beautifully landscaped.



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

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 obscure glazed front door opening to an ENTRANCE LOBBY with wood flooring, an inset ceiling spotlight and a glazed door opening to the RECEPTION HALLWAY having stairs to the first floor, doors to study/playroom, dining room and breakfast room, radiator behind an ornate screen, wood flooring and a ceiling light point.

STUDY / PLAYROOM 15'0" x 7'0" (4.57m x 2.13m)

(Measurements include fitted furniture) having a fitted corner desk, cupboard and shelving unit. Double glazed bow window to the front, obscure double glazed window to the side, radiator, eight inset ceiling spotlights and a cupboard housing the electric fuse board.

DINING ROOM 15'0" x 9'11" (4.57m x 3.02m)

Having a double glazed bow window to the front, radiator behind an ornate screen, oak flooring, ceiling light point, and obscure glazed double doors with obscure glazed side panels opening to:

LOUNGE 22'2" x 10'2" < 12'2" (6.76m x 3.10m < 3.71m)

(Measurements include inglenook & recess) having an inglenook fireplace with a gas-fired stove, a doorway opening to the breakfast room, radiator, oak flooring, three wall light points and double glazed sliding patio doors to:

DOUBLE GLAZED CONSERVATORY 13'3" x 10'2" (4.04m x 3.10m)

Having double glazed windows overlooking the rear garden, twin double glazed French doors to the rear garden, tiled flooring, radiator and a light point with fan.

BREAKFAST ROOM 11'1" x 8'10" (3.38m x 2.69m)

(Measurements include recess) having a single glazed window to the covered passageway, radiator behind an ornate screen, oak flooring, ceiling light point and a wide arch opening into:

FITTED KITCHEN 12'4" x 10'7" (3.76m x 3.23m)

(Measurements include units & arch) having a range of base and wall units with concealed lighting over wood worktop surfaces, single bowl/single drainer sink with vegetable preparation bowl, integrated dishwasher, recess for washing machine, space for an 'American' style fridge/freezer and a recess for a range oven with cookerhood over. Part tiled walls, double glazed picture window overlooking the rear garden, six inset ceiling spotlights and a single glazed door opening to:

COVERED SIDE PASSAGEWAY

Having doors to front and rear, tiled flooring, radiator, light and power points and a door to:

TOILET

Having a white low flush w/c and wash hand basin with tiled splashback. Tile flooring, radiator and a ceiling light point.

From the hallway, the stairs with handrail lead up to the FIRST FLOOR LANDING having an obscure double glazed window to side, access hatch to the part boarded loft and a ceiling light point.

BEDROOM ONE 15'3" x 10'8" (4.65m x 3.25m)

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

EN SUITE SHOWER ROOM 10'3" x 5'6" (3.12m x 1.68m)

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

BEDROOM TWO 11'9" x 10'7" (3.58m x 3.23m)

(Measurements include wardrobe & cupboard) having a built-in double wardrobe, double glazed window to rear, radiator, a ceiling light point and a built-in airing cupboard housing the gas-fired 'Worcester' combination boiler, installed in 2009.

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

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

BEDROOM FOUR 11'2" x 8'10" (3.40m x 2.69m)

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

FAMILY BATHROOM 7'1" x 5'4" (2.16m x 1.63m)

(Measurements include suite) having a white suite comprising: a low flush w/c and wash hand basin set in a vanity unit; and a panelled bath with a shower and screen over. Tiled walls and flooring, obscure double glazed window to side, chrome towel rail radiator, extractor fan and four inset ceiling spotlights.

OUTSIDE

PARKING

The house is approached over a tarmac drive providing off-road parking for up to four cars.

GARDENS

To the front of the drive there is a slate chipping shrubbery bed. A gate opens to a paved pathway along the side of the house to rear, where the property benefits from a private and beautifully landscaped rear garden, comprising: a paved patio to the rear of the house with a wall and four low steps leading up to the lawn with established borders, a paved seating area to the side and a circular patio as centre piece, beyond which is a lawn with a timber shed and summer house.

AGENT'S NOTE

In 2010 planning permission was granted for a single storey extension across the rear of the house for a family/garden room, to increase the accommodation by approximately 428sqft. That planning permission has now lapsed.