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# Allan Morris

estate agents



## Ridgeway, Alcester Road, Finstall, Bromsgrove, Worcestershire, B60 1EW

This freehold detached family home stands in secluded grounds of approximately 1.62 acres, on the edge of a semi-rural village, with views over open countryside and is convenient for the amenities and railway station at Aston Fields, the facilities of Bromsgrove, commuting to Birmingham and the national motorway network.



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 £1,000,000 'No Upward Chain'

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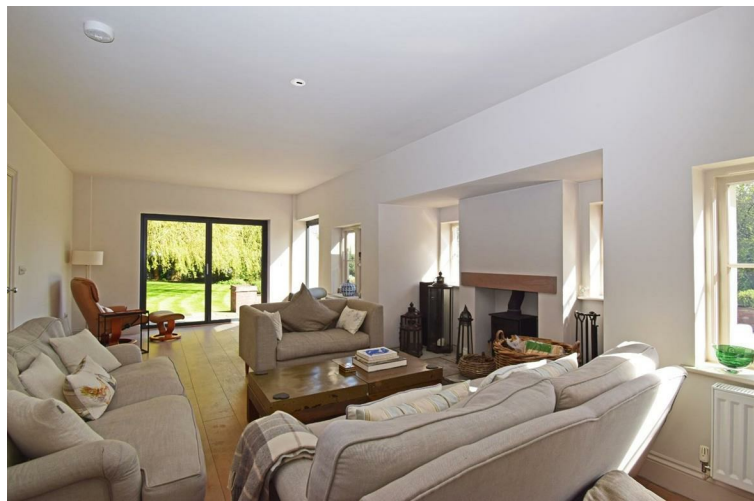
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## GARDENS

The house stands in private and secluded grounds of approximately 1.62 acres, with open countryside to the side and rear. The gardens extend to the side and rear of the house, have a lovely southerly aspect and briefly comprise: lawned gardens to the side and rear of the house with mature shrubs and trees, including an apple orchard, and a large paved terrace along the side of the house and across the rear of the house with outside lighting, power points and a water tap. Three sets of steps lead from the terrace down to the lawns.

## 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: F

(Bromsgrove District Council)

### EPC RATING: D

(Energy Performance Certificate)

### DIRECTIONS

From Bromsgrove town centre: take New Road and proceed straight on at the traffic light, continuing along New Road. At the mini island at the top of the road, turn left into the B4184 Finstall Road. Proceed over the bridge and on into Finstall. At the end of the road turn right into the B4184 Alcester Road, where the property will be found on the right immediately upon leaving the village, opposite the bus stop layby.

AMP:2392/D1

# Ridgeway Alcester Road Finstall Bromsgrove Worcestershire B60 1EW

## GENERAL DESCRIPTION

**This freehold detached family home stands in secluded grounds of approximately 1.62 acres on the edge of a desirable semi-rural village, close to the amenities and railway station at Aston Fields and is convenient for commuting to Birmingham, the national motorway network and the facilities of Bromsgrove town centre.**

**The house has double glazing, gas-fired central heating and offers spacious and flexible internal accommodation of approximately 2,600sqft, comprising:**

### Ground Floor

**A reception hall; fitted cloakroom; inglenook lounge; snug/playroom; fitted breakfast kitchen & dining/family room; and a utility room.**

### First Floor

**A landing; three double bedrooms; large single bedroom; large en suite bathroom; and a family bathroom.**

### Second Floor

**Double bedroom with closet; and an attic store room/playroom.**

**In addition, the property benefits from far reaching views over the countryside to the south, a detached double garage, gated off-road parking and secluded gardens to side and rear with a lovely southerly aspect.**



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](mailto: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 wall light point and a front door opening to the RECEPTION HALL 12'7" x 10'8" (3.84m x 3.25m)(Measurements include stairs) having stairs to the first floor, understairs cupboard, double glazed windows to front and side, door to lounge, wood flooring, radiator, video intercom to gates, ceiling light point and an opening to a LOBBY having a door to dining/family room, wood flooring, radiator, an inset ceiling spotlight and a door to:

#### FITTED CLOAKROOM

Having a white low flush w/c and a wash hand basin, panelled dado, tiled flooring, obscure double glazed window to front, radiator, two wall light points and an inset ceiling spotlight.

#### INGLENOOK LOUNGE 26'2" x 11'8" < 14'11" (7.98m x 3.56m < 4.55m)

(Measurements include inglenook & recess) having a substantial inglenook fireplace with a wood burning stove, two double glazed windows to the rear and stone tiled hearth with inset lighting. Double glazed bi-fold doors to the terrace to the side, three double glazed windows to the rear, wood flooring, three radiators, TV aerial point and two inset ceiling spotlights.

#### FITTED BREAKFAST KITCHEN & DINING/FAMILY ROOM

##### DINING/FAMILY ROOM 12'1" x 10'8" (3.68m x 3.25m)

(Measurements include opening) having a double glazed window to the front, tiled flooring, radiator, data cable point, telephone point, ceiling light point, three inset ceiling spotlights and a wide opening to:

##### FITTED BREAKFAST KITCHEN 16'5" x 15'2" < 16'3" (5.00m x 4.62m < 4.95m)

(Measurements include units) having a range of base units with stone worktop surfaces, a double bowl 'Belfast' sink, integrated dishwasher, integrated bin store and a recess for a large range oven with a fitted cookerhood over. Tiled flooring, two double glazed windows to the front, two double glazed windows to the side, glazed double doors to the snug/playroom, two radiators, TV aerial point, a wall light point, eight inset ceiling spotlights, a ceiling light point and a door to:

##### UTILITY ROOM 6'10" x 7'4" < 10'11" (2.08m x 2.24m < 3.33m)

(Measurements include units) having a base unit with wood worktop surfaces, 'Belfast' sink and recesses for washing machine and tumble dryer. Tiled flooring, double glazed window to rear, door to side, radiator, five inset ceiling spotlights and a built-in cupboard housing the 'Megaflo' pressurised hot water tank and 'Worcester' gas-fired boiler.

##### SNUG/PLAYROOM 12'8" < 13'0" x 10'11" < 12'5" (3.86m < 3.96m x 3.33m < 3.78m)

Having double glazed bi-fold doors to the terrace to the rear, tiled flooring, radiator, TV aerial point, data cable point and four inset ceiling spotlights.

From the reception hall, the stairs with balustrade lead up to the FIRST FLOOR LANDING having stairs to the second floor, double glazed window to front, radiator, video intercom to the gates, an inset ceiling spotlight and a ceiling light point.

##### BEDROOM ONE 16'2" < 20'0" x 12'2" < 16'2" (4.93m < 6.10m x 3.71m < 4.93m)

Having two built-in double wardrobes, a double glazed roof window to rear, two double glazed windows to side, two radiators, two wall light points, an inset ceiling spotlight, two ceiling light points and a door to:

##### EN SUITE BATHROOM 15'10" x 8'3" (4.83m x 2.51m)

(Measurements include suite & cupboard) having a white suite comprising: a low flush w/c; 'his & hers' wash hand basins; a shower cubicle; and a freestanding 'ball & claw foot' bathtub. Tiled flooring, two double glazed roof windows to rear, a double glazed window to side, chrome towel rail radiator, a built-in linen cupboard, two wall light points, three ceiling light points and an inset ceiling spotlight with an extractor fan.

##### BEDROOM TWO 16'9" x 11'8" (5.11m x 3.56m)

Having double glazed windows to both side and rear with far reaching countryside views. radiator, two wall light points and four inset ceiling spotlights.

##### BEDROOM THREE 12'0" x 11'8" (3.66m x 3.56m)

Having a double glazed window to rear, radiator, TV aerial point, two wall light points and three inset ceiling spotlights.

##### BEDROOM FOUR 11'3" x 7'7" (3.43m x 2.31m)

Having a double glazed window to side, radiator, wall light point and three inset ceiling spotlights.

##### FAMILY BATHROOM 9'1" x 7'5" (2.77m x 2.26m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin; a shower cubicle; and a bathtub with central mixer tap. Part tiled walls, tiled flooring, double glazed window to front, chrome towel rail radiator, shaver point, two wall light points and three inset ceiling spotlights, one with extractor fan.

From the landing, stairs with balustrade and wall light point lead up to the SECOND FLOOR:

##### BEDROOM FIVE 11'2" x 10'8" < 17'4" (3.40m x 3.25m < 5.28m)

Having a vaulted ceiling with two double glazed windows to rear and six light points, two radiators, low access doors to large eaves storage areas to front and rear, three wall light points and a door to a built-in closet with a light point and a low opening to:

##### ATTIC STORE ROOM/PLAYROOM 16'8" x 12'7" (5.08m x 3.84m)

(Maximum measurements) having a circular double glazed window to side and a low vaulted ceiling with a light point.

#### OUTSIDE

##### DETACHED DOUBLE GARAGE 20'0" x 17'8" (6.10m x 5.38m)

(Door width 14'0" 4.27m) having an up-and-over door to the front, personnel door to the side, concrete base, light and power points.

#### PARKING

To the front, the house is approached, via remote controlled double gates, over a gravel courtyard providing off-road parking for several cars. A gravel driveway leads around the side of the house to the garage at the rear and provides further off-road parking.