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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.



# Allan Morris

estate agents



## 33 Elmley Close, Cutnall Green, Worcestershire, WR9 0PR

This freehold semi-detached house offers spacious and beautifully presented accommodation, standing in large gardens with a lovely southerly aspect and having air source heating, solar panels with a feed-in tariff, PVC double glazing and off-road parking. Cutnall Green offers a popular primary school and some lovely historical country walks and footpaths, while the property stands in a large plot offering excellent potential for extension, subject to planning permission.



Price £270,000

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### 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.



- Freehold semi-detached house
- Two double bedrooms
- Shower room
- Reception hall
- Lounge & Dining room
- Fitted kitchen
- Utility room
- Southerly facing garden
- Drive for two cars
- Air source heating & solar panels

The property more particularly comprises:

A canopy porch with a double glazed front door opening to the RECEPTION HALL having stairs to the first floor, double glazed window to side, radiator, laminate wood flooring, ceiling light point and a door to:

#### **LOUNGE & DINING ROOM 21'2" x 9'0" < 9'8" (6.45m x 2.74m < 2.95m)**

(Measurements include chimney breast) having double glazed windows to both front and rear, two radiators, laminate wood flooring, TV aerial point, two ceiling light points and a door to:

#### **FITTED KITCHEN 11'11" x 6'6" (3.63m x 1.98m)**

(Measurements include pantry and units) having base and wall units with work top surfaces, single bowl/single drainer sink with vegetable preparation bowl, recesses for fridge/freezer and cooker with cooker hood over. Part tiled walls, double glazed window to rear, obscure double glazed door to side, ceiling light point and a built-in pantry.

From the hall, the stairs with handrail lead up to the FIRST FLOOR LANDING having a double glazed window to side, built-in airing cupboard and an access hatch to the loft.

#### **BEDROOM ONE 15'11" x 8'11" (4.85m x 2.72m)**

(Measurements include recess and stairwell) having two double glazed windows to front, radiator and ceiling light point.

#### **BEDROOM TWO 12'0" x 9'5" (3.66m x 2.87m)**

(Measurements include wardrobe) having a built-in wardrobe with three sliding door, double glazed windows to rear, radiator and ceiling light point.

#### **BATHROOM 6'2" x 5'6" (1.88m x 1.68m)**

(Measurements include units) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with shower and screen over. Part tiled walls, obscure double glazed window to rear, radiator and ceiling light point.

### OUTSIDE

#### **PARKING**

To the front, the house is approached over a gravel drive providing off-road parking for two cars.

### GARDENS

The house stands behind a lawn with flower beds. A gate opens to the side of the house where there are doors to the kitchen, utility room and store, a path leads to a concrete patio to the side of the house opening onto the long lawned garden with established beds and borders.

#### **UTILITY ROOM 5'10" x 5'5" (1.78m x 1.65m)**

(Measurements include unit) having base and wall units with a work top surface and recesses for washing machine and tumble dryer. Double glazed window to front and ceiling light point.

#### **STORE 6'5" x 3'0" (1.96m x 0.91m)**

Having a concrete base.

### 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: C**

(Wychavon District Council)

#### **EPC RATING: C**

(Energy Performance Certificate)

#### **DIRECTIONS**

From Droitwich: take the A442 Kidderminster Road, proceed through Hampton Lovett and into Cutnall Green. Proceed past The Chequers Public House and take the next turning on the left into Elmley Lane. Turn first left into Elmley Close, where the property will be found on the right, as indicated by the agent's 'for sale' board.

From Bromsgrove: take the A448 Kidderminster Road, proceed through Dodford, but before reaching Chaddesley Corbett turn left into Clattercut Lane. Follow the lane to the end, then turn left into the A442 Kidderminster Road, then first right into Elmley Lane. Turn first left into Elmley Close, where the property will be found on the right, as indicated by the agent's 'for sale' board.

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

Plan produced using PlanUp.