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Allan Morris

estate agents



8 Highfields, Bromsgrove, Worcestershire, B61 7DA

This freehold semi-detached house is situated in a desirable residential area within walking distance of the facilities of the town centre. Two double bedrooms, large bathroom, lounge, family & dining room and a fitted kitchen. PVC double glazing, gas-fired central heating, southerly garden and two car drive.



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 £270,000 'No Upward Chain'

ampsales@allan-morris.co.uk

01905 969659

0121 445 5209

01527 874646

www.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.



- **Freehold semi-detached house**
- **Two double bedrooms**
- **Large bathroom**
- **Lounge**
- **Family & Dining room**
- **Fitted kitchen**
- **Southerly garden with outside toilet**
- **PVC double glazing**
- **Gas-fired central heating**
- **Wide two car drive**

The property more particularly comprises:

An obscure double glazed front door opening to the RECEPTION HALL having a double glazed window to side, stars to the first floor, radiator, ceiling light point and a door to:

LOUNGE 14'2" x 13'1" (4.32m x 3.99m)

(Measurements include bay & recesses) having an 'Adam' style fireplace with coal effect gas fire, double glazed bay window to front, two radiators, dado rail, TV aerial point, ceiling coving, ceiling light point and a door to:

FAMILY & DINING ROOM 17'0" x 9'8" (5.18m x 2.95m)

(Measurements include fireplace) having a fireplace with an electric stove, double glazed window to side, radiator, TV aerial point, telephone point, useful understairs store cupboard, ceiling coving, two wall light points and a wide opening with a step down to:

FITTED KITCHEN 13'9" x 6'4" (4.19m x 1.93m)

(Measurements include units) having a range of base and wall units with worktop surfaces, single bowl/single drainer with a vegetable preparation bowl, recess for washing machine and built-in electric oven and four ring ceramic hob with cookerhood over. Part tiled walls, double glazed window to rear, radiator, ceiling light point and a single glazed door to:

PORCH

Having twin double glazed doors to the rear garden and a ceiling light point.

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

BEDROOM ONE 14'3" x 10'2" (4.34m x 3.10m)

(Measurements include chimney breast) having a double glazed window to the front, radiator, dado rail, ceiling coving, ceiling light point and a door to the WALK-IN CLOSET 4'7" x 3'2" (1.40m x 0.97m) having a shower cubicle, tiled walls, and electric towel rail radiator, extractor fan and a ceiling light point.

BEDROOM TWO 10'11" x 9'10" (3.33m x 3.00m)

(Measurements include chimney breast) having a double glazed window to rear, radiator and a ceiling light point.

BATHROOM 7'8" x 7'3" (2.34m x 2.21m)

(Measurements include suite) having a matching suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath. Panelled dado, obscure double glazed window to rear, radiator and four inset ceiling spotlights.

OUTSIDE

PARKING

The house is approached over a wide drive providing off-road parking for two cars side-by-side. A gate opens to a pathway along the side to the rear.

GARDEN

The property benefits from a good sized garden with a lovely southerly aspect, briefly comprising: a sun terrace across the rear of the house, with a door to the OUTSIDE TOILET, an outside wall light and three steps down to the gravelled garden with well stocked beds and a stepping stone path to the rear, where there is a concrete patio and a good sized timber shed.

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

(Bromsgrove District Council)

EPC RATING: E

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre: take Worcester Road and take the second turning on the right into Ford Road. At the end of the road turn right into Brook Road, then first right into Highfields, where the property will be found on the left, as indicated by the agent's 'for sale' board.

AMP:2391/D1



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

Plan produced using PlanUp.