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# Allan Morris

estate agents



77 Shelley Close, Catshill, Worcestershire, B61 0NQ

This freehold mid-terraced house occupies a pleasant position overlooking school playing fields to the front and offers spacious accommodation of 800sqft (excluding garage & conservatory), with two double bedrooms and benefiting from PVC double glazing, gas-fired central heating and a detached garage and private garden to the rear.



Price £200,000 'Vacant & No Upward Chain'

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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.





### 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 mid-terraced house
- Two double bedrooms
- Bathroom
- Hallway
- Lounge
- Fitted kitchen diner
- Double glazed conservatory
- Detached garage
- Private garden
- PVC double glazing & Gas CH

The property more particularly comprises:

A canopy porch with an obscure double glazed front door opening to the RECEPTION HALLWAY having stairs to the first floor, door to lounge and kitchen, radiator and ceiling light point.

#### **LOUNGE 12'2" x 11'10" (3.71m x 3.61m)**

(Measurements include fireplace) having a feature fireplace with an electric fire, double glazed window to front, radiator, TV aerial point, telephone point, ceiling coving and ceiling light point.

#### **FITTED KITCHEN DINER 18'2" x 9'6" (5.54m x 2.90m)**

(Measurements include units) having a range of base and wall units with concealed lighting over work top surfaces, single bowl/single drainer sink with a vegetable preparation bowl, integrated dishwasher, recess with a washing machine, recess with an 'American' style fridge/freezer, built-in electric oven and four ring gas hob with cooker hood over. Part tiled walls, wood flooring, double glazed window to conservatory, radiator, eight inset ceiling spotlights and an obscure double glazed door to:

#### **DOUBLE GLAZED CONSERVATORY 16'5" x 5'0" (5.00m x 1.52m)**

(Measurements include cupboard) having double glazed windows overlooking the rear garden, twin double glazed French doors opening to the rear garden, wood flooring, fitted shoe cupboard, electric radiator, power points and a light point with remote controlled fan.

From the hallway, the stairs with balustrade lead up to the FIRST FLOOR LANDING having an access hatch to the loft, radiator, ceiling light point and a built-in cupboard housing the 'Worcester' combination boiler, installed in May 2017.

#### **BEDROOM ONE 18'2" x 8'6" < 15'0" (5.54m x 2.59m < 4.57m)**

(Measurements include wardrobe) having a deep built-in double wardrobe, an alcove with TV aerial point, double glazed window to front, radiator, ceiling coving and ceiling light point.

#### **BEDROOM TWO 13'2" x 9'8" < 12'0" (4.01m x 2.95m < 3.66m)**

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

#### **BATHROOM 7'10" x 5'5" < 6'3" (2.39m x 1.65m < 1.91m)**

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with shower and screen over. Tiled walls, obscure double glazed window to rear, chrome towel rail radiator, extractor fan, shaver point and six inset ceiling spotlights.

### OUTSIDE

#### **DETACHED CONCRETE REFABRICATED GARAGE 18'8" x 8'10" (5.69m x 2.69m)**

(Door width 7'0" 2.13m) having an up-and-over door to front, concrete base, door to rear garden, light and power points.

### GARDENS

The house stands behind a low maintenance gravelled front garden behind a railing fence and is approached via a gate over a paved pathway. To the front of the property there is a paved public footpath providing pedestrian access around to the road at the rear and the garage. To the side of the garage, a gate opens to a low maintenance garden which is mostly laid to slate chippings and paving with a raised decked area and a timber shed, to the side of which is a storage space for wheelie bins.

### 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: B

(Bromsgrove District Council)

#### EPC RATING: C

(Energy Performance Certificate)

#### DIRECTIONS

From Bromsgrove town centre: take the B4090 Stourbridge Road, proceed straight on at the mini island, continuing along Stourbridge Road. At the next island take the first exit and proceed under the motorway bridge. At the next island take the third exit into Meadow Road. At the next island take the second exit into Meadow Road and at the next island take the second exit into Barley Mow Lane, then turn immediate right into Milton Road. Take the second turning on the right into Shelley Close, then follow the road around to the end, where the property will be found as indicated by the agent's 'for sale' board.

AMP:2393/D1



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

Plan produced using PlanUp.