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# Allan Morris

estate agents



173c Broad Street, Bromsgrove, Worcestershire, B61 8NG

This freehold semi-detached house is situated in an established residential area with good local amenities, having PVC double glazing, gas-fired central heating, off-road parking and a private north westerly facing garden.



Price £220,000 'Vacant & No Upward Chain'

[ampsales@allan-morris.co.uk](mailto:ampsales@allan-morris.co.uk)

01905 969659

0121 445 5209

01527 874646

[www.allan-morris.co.uk](http://www.allan-morris.co.uk)

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.



- Semi-detached house
- Two double bedrooms
- Wet room shower
- Living room
- Fitted kitchen diner
- Two car drive
- Private north westerly garden
- PVC double glazing
- Gas-fired central heating
- Freehold tenure

The property more particularly comprises:

A canopy porch with a double glazed front door opening to:

#### **FITTED KITCHEN DINER 11'8" x 8'4" (3.56m x 2.54m)**

(Measurements include units) having base and wall units with work top surfaces, single bowl/single drainer sink, recess for washing machine, recess for fridge/freezer and a recess with a fitted gas cooker. Part tiled walls, double glazed window to front, radiator, door to living room, ceiling light point and a wall mounted gas-fired 'Vaillant' boiler, installed in March 2015.

#### **LIVING ROOM 16'1" x 11'8" (4.90m x 3.56m)**

(Measurements include stairs & recess) having double glazed sliding patio door to the rear garden, stairs to the first floor, radiator, laminate wood flooring, TV aerial point, dado rail, ceiling coving and ceiling light point.

The stairs with balustrade lead up to the **FIRST FLOOR LANDING** having an obscure double glazed window to side, access hatch to loft, ceiling light point and a built-in airing cupboard housing the lagged hot water tank.

#### **BEDROOM ONE 11'8" x 9'1" (3.56m x 2.77m)**

(Measurements include recess & alcove) having a double glazed window to rear, radiator, ceiling light point and an alcove over the stairwell with a hanging rail.

#### **BEDROOM TWO 11'8" x 7'8" (3.56m x 2.34m )**

(Measurements include wardrobe) having a wardrobe fitted across one wall with three sliding doors, double glazed window to front, radiator and ceiling light point.

#### **WET ROOM 6'11" x 5'5" (2.11m x 1.65m)**

(Measurements include suite and recess) having a white low flush w/c and wash hand basin, a wet room shower area, radiator, extractor fan and ceiling light point.

### OUTSIDE

#### **PARKING**

The house is approached over a block paved drive providing off-road parking for two cars side-by-side.

#### **GARDEN**

The property benefits from a private rear garden with a north westerly aspect, comprising: a paved patio to the rear of the house, beyond which is a lawn with shrubbery borders. A gate opens to the driveway to the side.

### 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. At the mini island proceed straight on along Stourbridge Road, then take the third turning on the left into Broad Street where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2395/D1



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

Plan produced using PlanUp.