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# Allan Morris

estate agents



Estonia, 70 Throckmorton Road, Alcester, Warwickshire, B49 6QJ

This freehold detached family home is situated in a desirable residential area within walking distance of the local park, popular schools and the facilities of the historic town centre. The house stands in a good sized plot with private gardens having a lovely southerly aspect and offers excellent potential for modernisation and extension, subject to planning permission.



Price £465,000 '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 detached family home
- Four bedrooms
- Bathroom
- Hallway with fitted cloakroom
- Large lounge & dining room
- Fitted breakfast kitchen
- Double glazing
- Gas-fired central heating
- Integral single garage
- Private southerly facing garden

The property more particularly comprises:

An enclosed double glazed porch with tiled flooring, wall light point, ceiling light point and an obscure single glazed front door opening to the RECEPTION HALLWAY having stairs to the first floor, glazed doors to lounge and kitchen, radiator, wall light point, a ceiling light point and a door to:

#### FITTED CLOAKROOM

Having a white low flush w/c and wash hand basin with tiled splashback, obscure double glazed window to side, a useful downstairs storage area, wall light point and a ceiling light point.

#### LARGE LOUNGE & DINING ROOM 29'2" x 12'0" (8.89m x 3.66m)

(Measurements include fireplace) having a stone fireplace, double glazed window to front, two radiators, double glazed sliding patio doors to the rear garden, four wall light points and two ceiling light points.

#### FITTED BREAKFAST KITCHEN 13'8" x 8'11" (4.17m x 2.72m)

(Measurements include units) having base and wall units with a worktop surface, single bowl/single drainer sink with a vegetable preparation bowl, recesses for washing machine and dishwasher and a recess with a fitted range oven with a cookerhood over. Part tiled walls, obscure double glazed door to side, double glazed window to rear, serving hatch to dining area, radiator and a ceiling light point

From the hallway, the stairs with handrail and half landing lead up to the FIRST FLOOR LANDING having an obscure double glazed window to side, an access hatch to the loft, wall light point, ceiling light point and a built-in linen cupboard with slatted shelving.

#### BEDROOM ONE 15'2" x 17'2" x 12'0" (4.62m x 5.23m x 3.66m)

Having a double glazed window to front, radiator, two wall light points and a ceiling light point.

#### BEDROOM TWO 13'7" x 12'8" (4.14m x 3.86m)

Having a double glazed window to front, radiator, two wall light points and a ceiling light point.

#### BEDROOM THREE 13'10" x 9'1" x 12'0" (4.22m x 2.77m x 3.66m)

(Measurements include wardrobe, desk & recess) having a fitted double wardrobe with cupboard over and a dressing table to side. Double glazed window to rear, radiator and a ceiling light point.

#### BEDROOM FOUR 8'10" x 8'4" (2.69m x 2.54m)

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

#### BATHROOM 8'0" x 5'9" (2.44m x 1.75m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin set in a vanity unit; and a panelled bath with a shower over. Tiled walls radiator, two obscure double glazed windows to rear and a ceiling light point.

#### OUTSIDE

#### GARAGE 18'9" x 8'4" (5.72m x 2.54m)

(Door width 7'0" 2.13m) having a metal up-and-over door to front, double glazed door to side, double glazed window to side, concrete base, light and power points.

#### PARKING

The house and garage are approached over a tarmac drive providing off-road parking for two cars side-by-side. Double gates open to a paved area to the side of the garage and house, providing further secure parking.

#### GARDENS

The house stands behind a large shrubbery bed behind a low brick wall. The property benefits from a private rear garden with a lovely southerly aspect, which is mostly laid to paving with mature trees and shrubs.

#### 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: E

(Stratford-upon-Avon District Council)

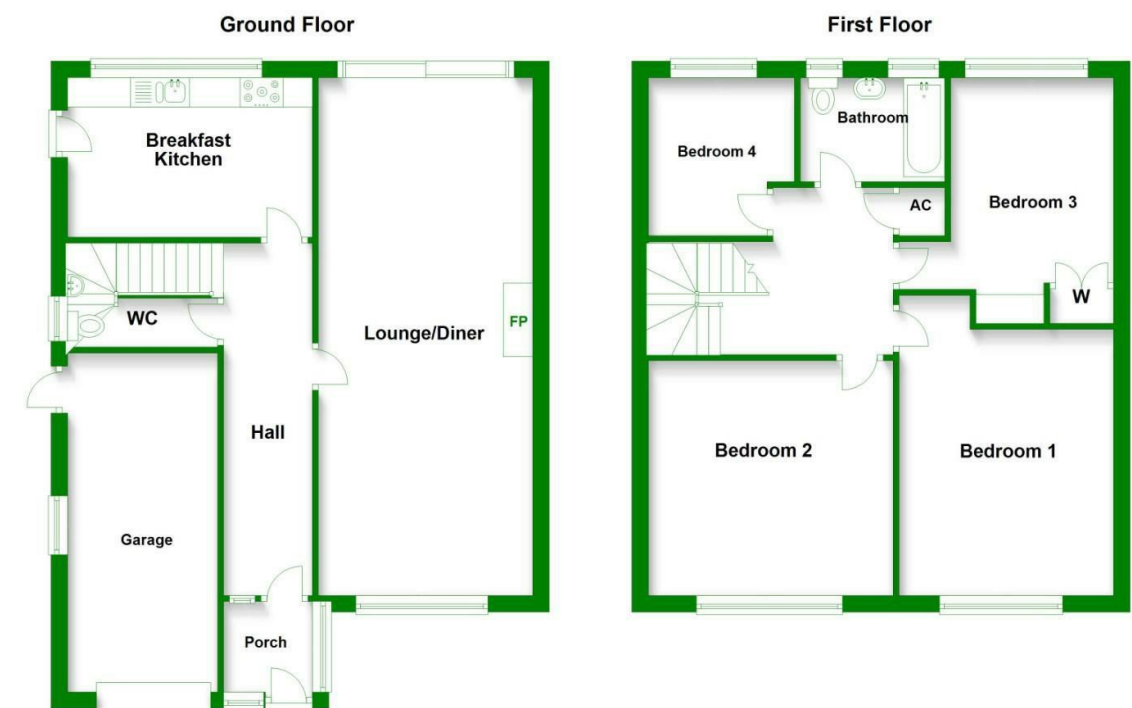
#### EPC RATING: D

(Energy Performance Certificate)

#### DIRECTIONS

From Alcester town centre: take High Street which leads, into Church Street, then Henley Street. Proceed straight on into Kinwarton Road. Proceed over Gunnings Bridge, past St Benedict's Catholic High School and take the second turning on the right into Throckmorton Road, Where the property will be found towards the end of the road on the right, as indicated by the agent's 'for sale' board.

AMP:2396/D1



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

Plan produced using PlanUp.