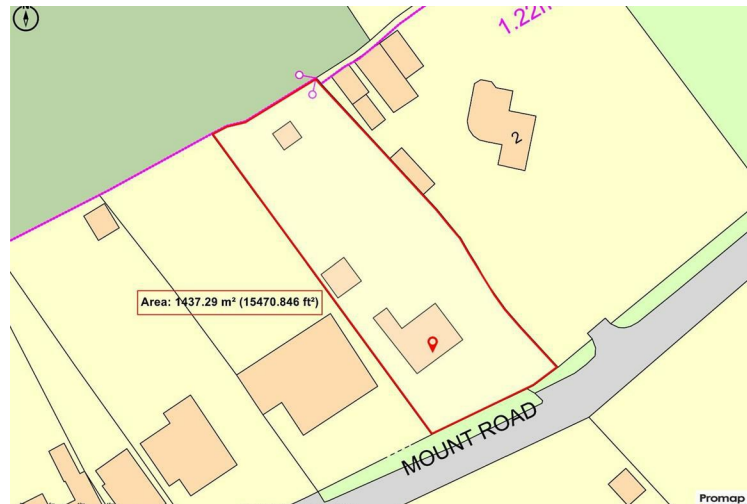


Network of prominent offices providing sales coverage for the following towns and surrounding villages:

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Allan Morris

estate agents



4 Mount Road, Fairfield, Worcestershire, B61 9LW

'Cash Buyers Only'

This freehold detached bungalow is in poor condition and in need of renovation and modernisation with an internal floor area of approximately 800sqft plus a detached garage and workshop of approximately 265sqft. However, standing in a large private plot of approximately 0.36 acre the property offers excellent development potential, subject to planning permission.



£350,000 '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.



- **Detached bungalow**
- **Approx 800sqft**
- **Garage & workshop of 265sqft**
- **0.36 acre plot**
- **In need of renovation**
- **Development potential (STPP)**
- **Gas-fired central heating**
- **PVC double glazing**
- **Freehold tenure**
- **Private gardens**

The property more particularly comprises:

An open porch with a double glazed front door opening to the RECEPTION HALLWAY having doors to lounge, dining room, two bedrooms and shower room, radiator, picture rail and ceiling light point.

BEDROOM ONE 12'0" x 10'11" (3.66m x 3.33m)

Having a double glazed window to front, radiator, picture rail and ceiling light point.

BEDROOM TWO 11'0" x 9'2" (3.35m x 2.79m)

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

SHOWER ROOM 7'3" x 5'8" (2.21m x 1.73m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with cupboards and drawers below and a mirror and cabinet over with vanity lights; and a shower cubicle. Tiled walls and flooring, obscure double glazed window to rear, chrome towel rail radiator, extractor fan, ceiling light point and an access hatch to the loft.

LOUNGE 12'5" x 11'6" (3.78m x 3.51m)

(Measurements include fireplace) having a feature fireplace, double glazed window to front, radiator, picture rail, two wall light points and ceiling light point.

DINING ROOM 13'8" x 10'5" (4.17m x 3.18m)

(Measurements include recesses) having a tiled fireplace and hearth, double glazed window to side, single glazed window to rear, radiator, picture rail, two wall light points, ceiling light point and an obscure glazed door to:

FITTED KITCHEN 14'9" x 10'0" (4.50m x 3.05m)

(Measurements include units and recesses) having base and wall units with work top surfaces, single bowl/single drainer sink and recesses for dishwasher, washing machine, freezer and fridge. Part tiled walls, double glazed window to rear, wall mounted 'Alpha' gas-fired combination boiler (installed in March 2022), ceiling light point and a single glazed door to:

SIDE HALL

Having a double glazed window to side, obscure double glazed door to drive and a ceiling light point.

OUTSIDE

DETACHED GARAGE & WORKSHOP 17'2" x 15'4" (5.23m x 4.67m)

(Measurements include work bench) (Door width 8'0" 2.44m) having a remote controlled roll-over sectional door to front, double glazed door to rear, double glazed windows to side and rear, work bench across one wall, concrete base, light and power points.

PARKING

The bungalow is approached from Mount Road over a tarmac drive, which continues along the side of the bungalow to the garage at the rear and provides off-road parking for up to seven cars.

GARDENS

The bungalow stands in a plot of approximately 0.36 acre, with mature and private gardens to the front, side and rear.

IMPORTANT NOTE

The bungalow is in poor order, requiring significant repair and modernisation, with signs of rising damp and damage to the wood flooring. However, the property stands in a large private plot of approximately 0.36 acre and offers potential for development, subject to planning permission.

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

(Bromsgrove District Council)

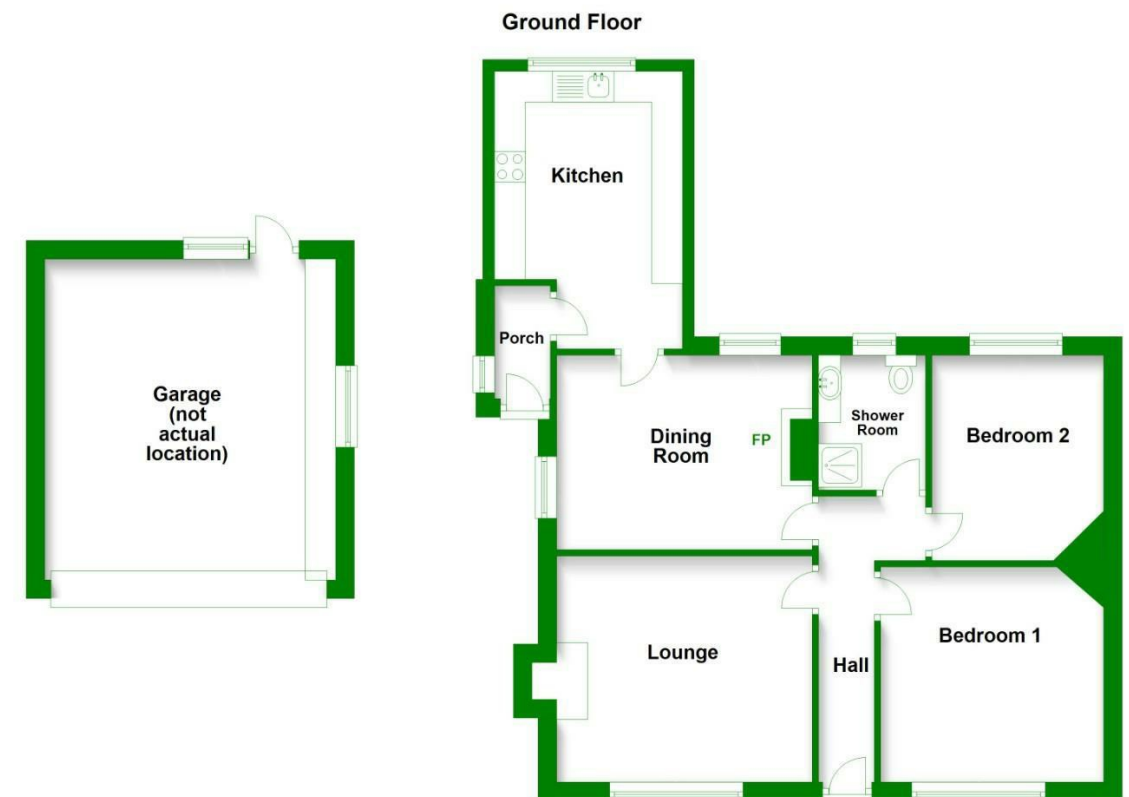
EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre: take the B4091 Stourbridge Road. Keep proceeding straight on along Stourbridge Road, continue through Catshill and on over the motorway bridge towards Fairfield. Take the third turning on the left into Mount Road, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2398/D2



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

Plan produced using PlanUp.