

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

Alcester; Alvechurch; Barnt Green; Bewdley; Birmingham (South); Bromsgrove; Chaddesley Corbett; Droitwich Spa; Evesham; Kidderminster; Malvern; Pershore; Redditch; Rubery; Stourport-on-Severn; Studley; Upton-on-Severn; Worcester



Allan Morris

estate agents



2 School View, Rashwood, Worcestershire, WR9 0BS

This freehold semi-detached Victorian house is situated between Wychbold and Droitwich being convenient for the facilities of both and being close to junction 5 of the M5 motorway. The house offers character accommodation of approximately 925sqft and private low maintenance gardens.



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.



Offers over £300,000

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 Victorian semi-detached house
- Two double bedrooms
- Single bedroom/dressing room
- Hallway
- Lounge
- Fitted kitchen
- Bathroom with separate toilet
- Double glazed conservatory
- Study
- PVC double glazing & LPG-fired CH

The property more particularly comprises:

A double glazed front door opening to the RECEPTION HALL having stairs to the first floor, understairs cupboard, doors to lounge, kitchen and bathroom, radiator and a ceiling light point.

BATHROOM 8'1" x 7'0" (2.46m x 2.13m)

(Measurements include suite) having a white pedestal wash hand basin and a panelled bath with a shower and screen over. Part tiled walls, obscure double glazed window to side, radiator, access hatch to roof space, ceiling light point and a door to:

TOILET 6'0" x 3'5" (1.83m x 1.04m)

(Measurements include w/c) having a white low flush w/c, obscure double glazed window to conservatory, radiator, ceiling light point and an alcove housing the 'Worcester' LPG-fired combination boiler, installed in May 2020.

LOUNGE 12'9" x 12'5" (3.89m x 3.78m)

(Measurements include fireplace) having a fireplace with a wood burning stove, double glazed window with fitted shutter blinds to front, radiator, TV aerial point and a ceiling light point.

FITTED KITCHEN 11'11" x 10'5" (3.63m x 3.18m)

(Measurements include units) having base and wall units with worktop surfaces, single bowl/single drainer sink, recess for fridge/freezer and built-in electric oven and induction hob with cookerhood over. Part tiled walls, tiled flooring, radiator, double glazed window to conservatory, ceiling light point and an obscure double glazed door to:

DOUBLE GLAZED CONSERVATORY 11'8" x 10'3" (3.56m x 3.12m)

(Measurements include worktop) having a double glazed window with twin double glazed French doors to the rear garden, tiled flooring, radiator, worktop surface with space below for washing machine and tumble dryer, four wall light points and a door to:

STUDY 6'11" x 6'4" (2.11m x 1.93m)

Having a double glazed window to rear, radiator, telephone point, ceiling light point and an access hatch to the loft space.

From the hallway, the stairs with balustrade lead up to the FIRST FLOOR LANDING having a double glazed window with fitted shutter blinds to front, radiator and a ceiling light point.

BEDROOM ONE 12'9" x 9'0" (3.89m x 2.74m)

(Measurements include recess) having a double glazed window with fitted shutter blinds to front, radiator and a ceiling light point.

BEDROOM TWO 11'1" x 9'4" (3.38m x 2.84m)

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

BEDROOM THREE / DRESSING ROOM 8'8" x 7'9" (2.64m x 2.36m)

(Measurements include wardrobes & stairwell) The room is currently set up as a dressing room with a large fitted four door wardrobe with cupboards over, which if removed would create the space to return the room to a single bedroom. An obscure double glazed window to side, radiator, ceiling light point and an access hatch to the loft.

OUTSIDE

PARKING

To the rear, the property benefits from a parking area providing off-road parking for up to two cars and from which a gate opens to the rear garden.

GARDENS

The house stands behind a low maintenance paved and gravelled front garden, from which a wide paved and gravelled pathway, with a water tap, leads along the side of the house, where the property benefits from a private rear garden that has been landscaped for ease of maintenance, comprising: a paved patio to the rear of the house from which paved steps lead up to the artificial lawn with shrubbery beds and a paved pathway to the gate to the parking at the rear.

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

(Wychavon District Council)

EPC RATING: F

(Energy Performance Certificate)

DIRECTIONS

From Droitwich: take the B4065 and turn right at the traffic lights into the A38 towards Wychbold. Shortly before reaching the M5 motorway island, take the second turning on the right into School View, where the property will be found on the left.

AMP:2397/D1



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