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# Allan Morris

estate agents



3 Holly View, Bromsgrove, Worcestershire, B61 8BW

This new semi-detached family home is built by CDC Bespoke Properties Ltd, to a high standard of finish and is highly energy efficient with an EPC rating A. The floor area of 1,012sqft is larger than average for a 3 bedroom house, which is situated in an established residential area with good local amenities and is within walking distance of Sanders Park and the facilities of the town centre.



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.



Price £335,000

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### 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.



### BEDROOM THREE 10'6" x 7'10" (3.20m x 2.39m)

Having a double glazed window to rear with a stone sill, radiator, TV aerial point and a ceiling light point.

### FAMILY BATHROOM 7'1" x 5'8" (2.16m x 1.73m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with drawers below; and a panelled bath with shower and screen over. Tiled walls, chrome towel rail radiator, obscure double glazed window to front with a stone sill, extractor fan and a ceiling light point.

### OUTSIDE

### PARKING

The house is approached from Holly View private drive over a block paved drive providing off-road parking for two cars side-by-side. To the front of the house there is an EV charging point.

### GARDENS

A paved pathway leads along the side of the house to the rear, where the property benefits from a landscaped garden comprising: a paved patio across the rear of the house with a wall light point, beyond which is a lawn.

### 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: yet to be determined by council

(Bromsgrove District Council)

### EPC RATING: A

(Energy Performance Certificate)

### DIRECTIONS

From Bromsgrove town centre: take Stourbridge Road, then turn left at the mini island into Santridge Lane and first left into The Flats. Take the second turning on the right, where Holly View will be found on the right.

AMP:2290/D3

- Newly built semi-detached family home
- Three bedrooms
- Bathroom & En suite shower room
- Reception hallway with toilet off
- Large living room
- Fitted kitchen & dining room
- PVC double glazing with stone sills
- Solar panels with battery storage
- EV charging point
- 10 year build warranty via Advantage

The property more particularly comprises:

A canopy porch with a double glazed front door opening to the RECEPTION HALLWAY 13'0" x 3'10" < 7'3" (3.96m x 1.17m < 2.21m) (Measurements include stairs) having stairs to the first floor, doors to kitchen and living room, tiled flooring, radiator, ceiling light point and a door to:

### CLOAKROOM

Having a white low flush w/c and wash hand basin with drawers below, tiled flooring, obscure double glazed window to side, radiator, extractor fan and a ceiling light point.

### FITTED KITCHEN & DINING ROOM 13'0" x 11'3" (3.96m x 3.43m)

(Measurements include units) having a range of 'Shaker' style base and wall units with stone worktop surfaces with an inset sink and vegetable preparation bowl, integrated dishwasher, integrated fridge/freezer, built-in electric oven and ceramic hob with cookerhood over. Tiled flooring, double glazed window to front with a stone sill, radiator, six inset ceiling spotlights and a cupboard housing the wall mounted 'Ideal' gas-fired combination boiler.

### LIVING ROOM 18'9" x 13'8" (5.72m x 4.17m)

Having a double glazed window to the rear with a stone sill, twin double glazed French doors to the rear garden, radiator, tiled flooring and two ceiling light points.

From the hallway, the stairs with balustrade lead up to the FIRST FLOOR LANDING having an obscure double glazed window to side with a stone sill, radiator, two ceiling light points and an access hatch to the loft.

### BEDROOM ONE 11'9" x 11'3" (3.58m x 3.43m)

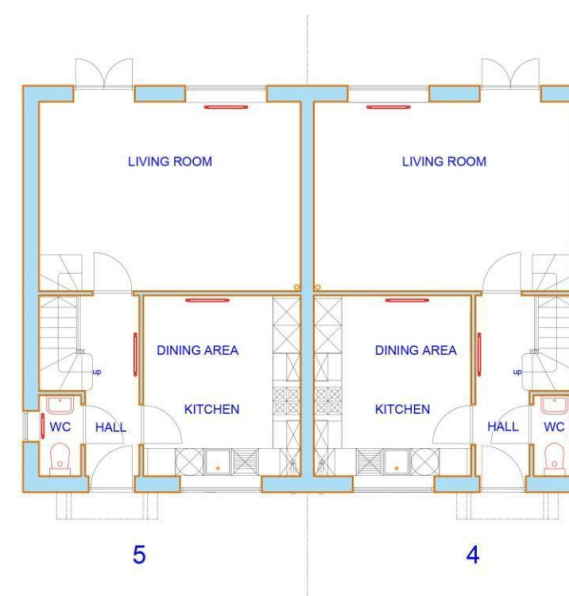
Having a double glazed window to front with a stone sill, radiator, TV aerial point, ceiling light point and a door to:

### EN SUITE SHOWER ROOM 7'2" x 3'10" (2.18m x 1.17m)

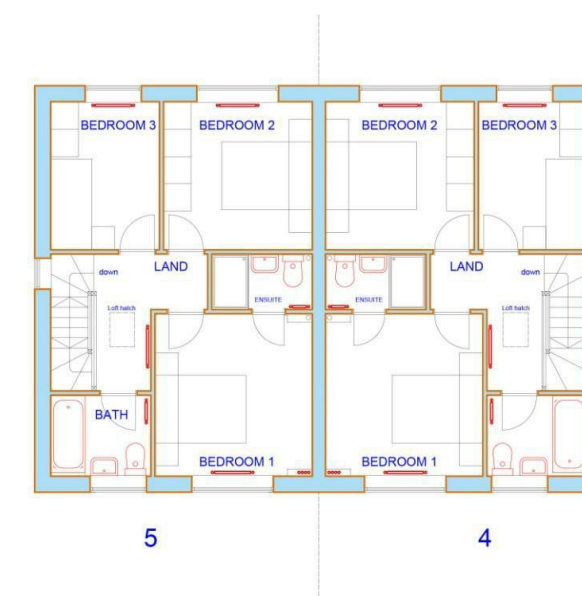
(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with drawers below; and a shower cubicle. Tiled walls, chrome towel rail radiator, extractor fan and a ceiling light point.

### BEDROOM TWO 10'7" x 10'6" (3.23m x 3.20m)

Having a double glazed window to rear with a stone sill, radiator, TV aerial point and a ceiling light point.



GROUND FLOOR PLAN



FIRST FLOOR PLAN