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# Allan Morris

estate agents



## 10 The Crescent, Bromsgrove, Worcestershire, B60 2DE

This freehold 'Victorian' semi-detached family home is situated in a desirable residential area within walking distance of the facilities of the town centre, the sought after local schools and the railway station and amenities in Aston Fields. The house offers spacious and flexible accommodation of approximately 1,760sqft, excluding cellar and studio.



Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677  
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Price £600,000

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## 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 New Road and turn second right into The Crescent, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2406/D1

**10 The Crescent  
Bromsgrove  
Worcestershire  
B60 2DE**

## GENERAL DESCRIPTION

This freehold 'Victorian' semi-detached family home is situated in a desirable residential area within walking distance of the facilities of the town centre, the sought after local schools and the railway station and amenities of Aston Fields.

The house is double glazed with gas-fired central heating and offers a wealth of character including a 'Minton' tiled hall and spacious accommodation of approximately 1,760sqft (excluding the cellar and studio), comprising:

### Ground Floor

A reception hall with 'Minton' tiled floor; lounge; dining room; boot room; 'Brazilian' cedar wood framed conservatory/garden room; fitted kitchen; utility hall; and a shower room.

### FIRST FLOOR

A landing; two double bedrooms; and a large bathroom.

### SECOND FLOOR

A landing; two bedrooms with low vaulted ceilings; and a washroom.

In addition, the property benefits from a detached studio, block paved drive for three cars and a private landscaped rear garden.



Not to scale.

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

Viewing is strictly by prior appointment via:  
Allan Morris & Peace, Mid Worcestershire to South Birmingham Hub  
Telephone: 0121 445 5209 or 01527 874646 or 01905 797755  
or Email: [ampsales@allan-morris.co.uk](mailto:ampsales@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.



The property more particularly comprises:

A front door opens to the RECEPTION HALL having a 'Minton' tiled floor, stairs to the first floor, double glazed window to side, a single glazed window above the front door, doors to lounge and dining room, ceiling coving, ceiling light point and a door to:

#### CUPBOARD

Having a wall mounted 'Worcester' gas-fired combination boiler and brick steps, with an obscure single glazed window to side, leading down to:

#### CELLAR 13'5" x 5'5" (4.09m x 1.65m)

Having a brick base, two brick plinths, ceiling light point and an alcove with a grate providing natural light.

#### LOUNGE 15'5" x 14'6" (4.70m x 4.42m)

(Measurements include bay & recesses) having a 'Victorian' style fireplace, double glazed bay window to front, radiator, TV aerial point, picture rail and ceiling coving with ornate plasterwork between, and a ceiling light point with ornate ceiling rose.

#### DINING ROOM 14'6" x 12'11" (4.42m x 3.94m)

(Measurements include recesses) having a fireplace with a gas-fired stove, laminate wood flooring, glazed door to kitchen, glazed double doors to conservatory, picture rail and ceiling coving with ornate plasterwork between, radiator, ceiling light point with ornate ceiling rose and a door to:

#### BOOT ROOM 6'8" x 5'1" (2.03m x 1.55m)

(Measurements include cupboard) having a double glazed window to side, quarry tiled floor and a ceiling light point.

#### DOUBLE GLAZED CONSERVATORY / GARDEN ROOM 13'9" x 13'6" (4.19m x 4.11m)

Having 'Brazilian' cedar wood framed double glazed roof and windows with twin double glazed French doors opening to the rear garden, tiled flooring, underfloor heating, power points, two wall light points and glazed double doors opening to:

#### FITTED KITCHEN 18'6" x 7'4" (5.64m x 2.24m)

(Measurements include units) having a range of base and wall units with worktop surfaces, a single bowl/single drainer sink with a vegetable preparation bowl, integrated dishwasher, integrated tall fridge, integrated tall freezer and built-in electric oven, microwave and induction hob with a cookerhood over. Part tiled walls, tiled flooring with electric under tile heating, double glazed window to side, two double glazed roof windows, lighting wires with five spotlights and a glazed door to:

#### UTILITY HALL 6'10" x 3'7" (2.08m x 1.09m)

(Measurements include shelving) having fitted shelving with space for washing machine and tumble dryer, double glazed door to rear garden, tiled flooring, access hatch to roof space, an inset ceiling spotlight and a door to:

#### SHOWER ROOM 6'11" x 5'0" (2.11m x 1.52m)

(Measurements include suite) having a white low flush w/c and wash hand basin with a cupboard below; and a tiled shower tray. Part tiled walls, tiled floor, obscure double glazed window to rear, extractor fan, wall light point and a ceiling light point.

From the reception hall, the stairs lead up to the FIRST FLOOR LANDING having double glazed windows to front and side, doors to bathroom and bedrooms one and two, stairs to second floor, radiator and a ceiling light point with an ornate ceiling rose.

#### BEDROOM ONE 13'3" x 14'5" x 12'2" x 15'5" (4.04m x 4.39m x 3.71m x 4.70m)

(Measurements include bay & recesses) having a lovely double glazed bay window to front, laminate flooring, radiator, ceiling coving and ceiling light point with an ornate ceiling rose.

#### BEDROOM TWO 9'9" x 10'11" x 9'4" x 13'0" (2.97m x 3.33m x 2.84m x 3.96m)

(Measurements include wardrobe & recesses) having a built-in walk-in wardrobe, double glazed window to rear, laminate flooring, radiator and a ceiling light point.

#### LARGE BATHROOM 10'1" x 8'8" (3.07m x 2.64m)

(Measurements include suite & stairwell) having a white suite comprising: a low flush w/c; wash hand basin with drawers below; freestanding bathtub; and a shower cubicle. Tiled walls and flooring, obscure double glazed window to side, radiator with towel rail, extractor fan and six inset ceiling spotlights.

From the landing, the stairs lead up to the SECOND FLOOR LANDING having doors to washroom and bedrooms three and four, double glazed roof window and an inset ceiling spotlight.

#### BEDROOM THREE 12'7" x 8'7" (3.84m x 2.62m)

Having a double glazed dormer window to rear, radiator, low access hatches to eaves to both sides and a low vaulted ceiling with light point.

#### BEDROOM FOUR 12'7" x 6'4" (3.84m x 1.93m)

(Measurements include recess) having low access hatched to eaves to both sides and a low vaulted ceiling with light point.

#### WASHROOM

Having a white low flush w/c and wash hand basin, part tiled walls, tiled flooring, double glazed roof window to rear and a wall light point.

#### OUTSIDE

#### STUDIO 14'5" x 7'9" (4.39m x 2.36m)

(Measurements include units) having fitted base units across one wall with a worktop surface, double glazed window to rear, laminate flooring, double glazed door to side, light and power points and an access hatch with a pull-down ladder to the boarded loft with light point.

#### PARKING

The house is approached over a block paved drive, behind a low wall, providing off-road parking for three cars. A gate between the studio and house open to the rear garden.

#### GARDEN

The property benefits from a private rear garden, briefly comprising: a block paved patio wrapping around the side of the conservatory and rear of the house with a low wall, beyond which is a lawn with established borders and a paved patio to the side. At the rear there is a walled bed with steps up to a further lawn with established beds, a decked terrace and a small pergola.