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# Allan Morris

estate agents



**198A Old Birmingham Road, Marlbrook, Bromsgrove, Worcestershire, B60 1HH**

This freehold detached house stands in large southerly gardens, in a desirable residential area and has planning permission for a two storey extension to the rear of the existing house and also a certificate of lawfulness to replace the existing detached garage with a detached annexe.



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 £440,000**

**ampsales@allan-morris.co.uk**

**01905 969659**

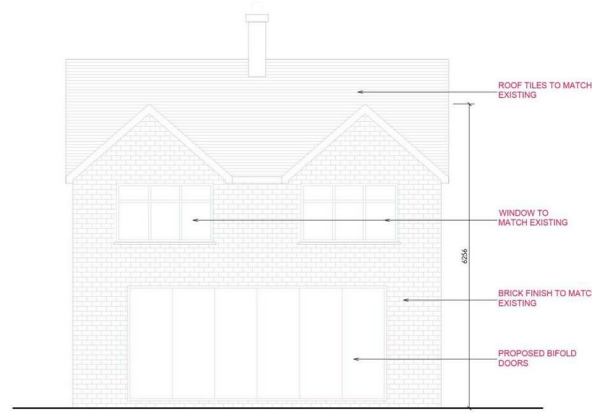
**0121 445 5209**

**01527 874646**

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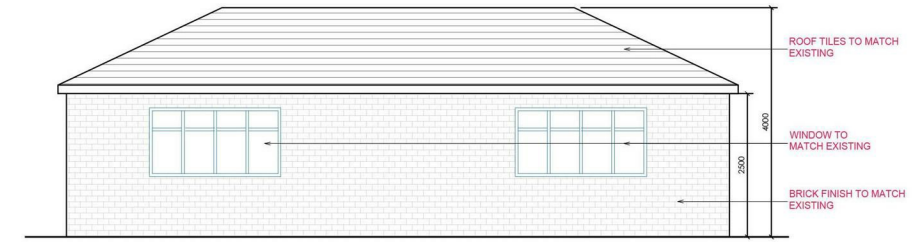
**PROPOSED FRONT ELEVATION**



**PROPOSED REAR ELEVATION**



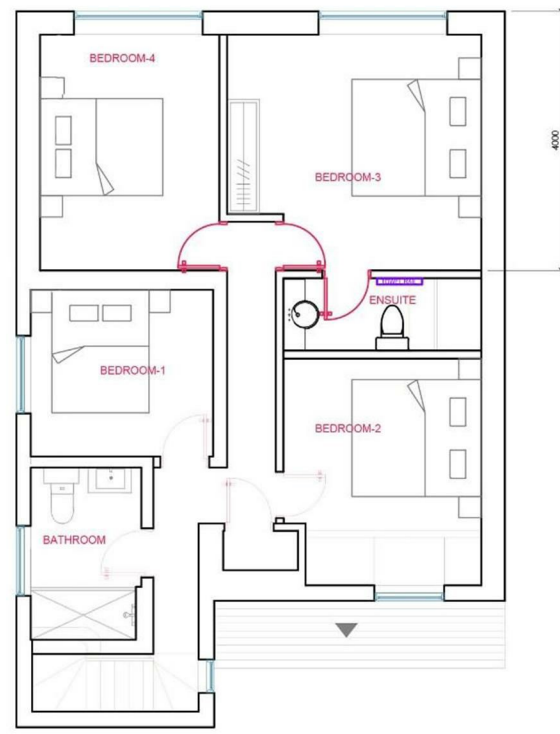
**Proposed Front Elevation**



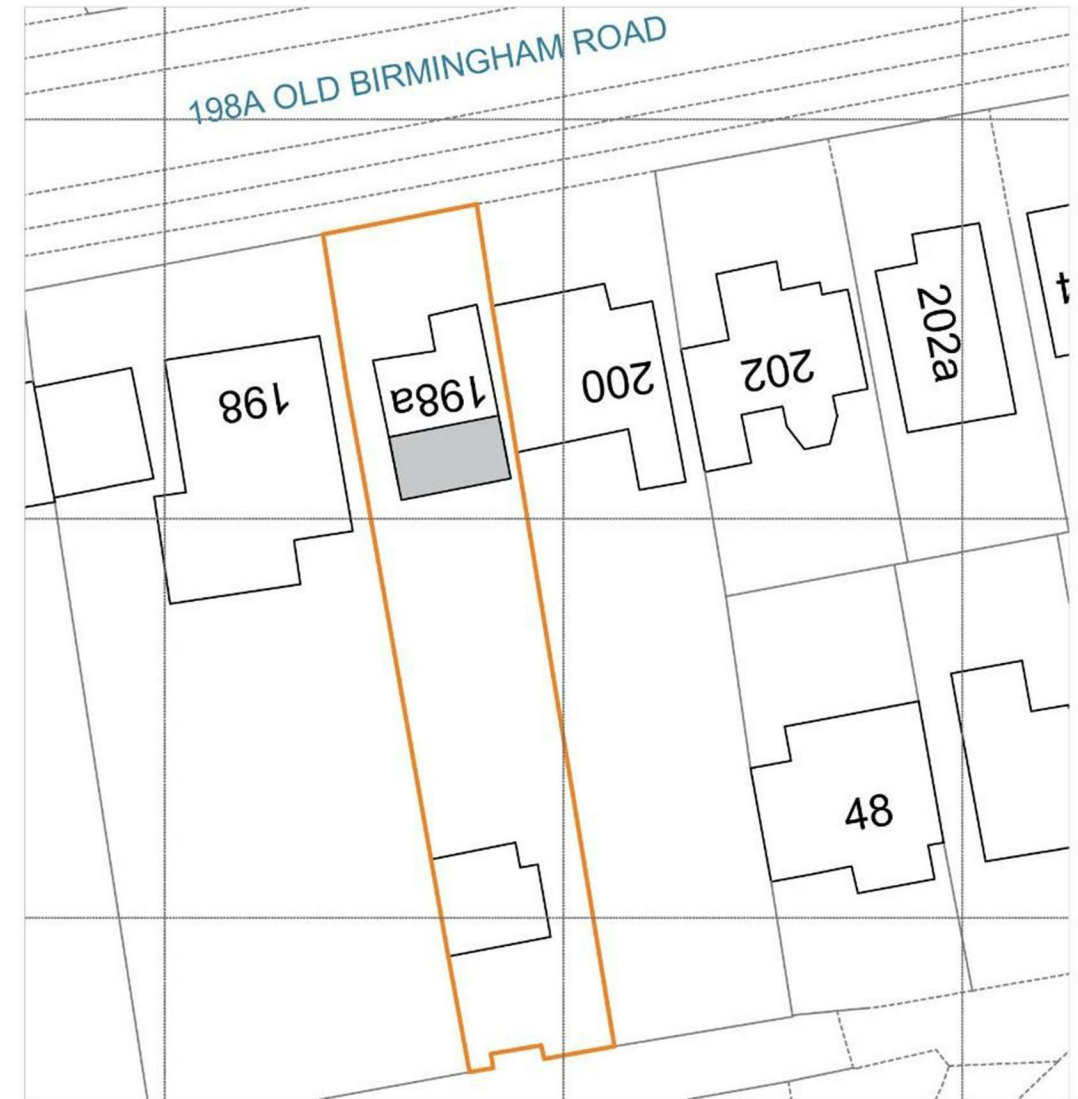
**Proposed Annexe Left Side Elevation**



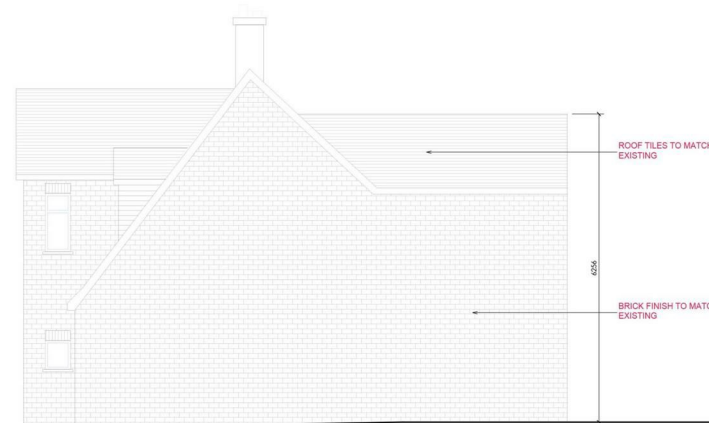
**PROPOSED GROUND FLOOR PLAN**



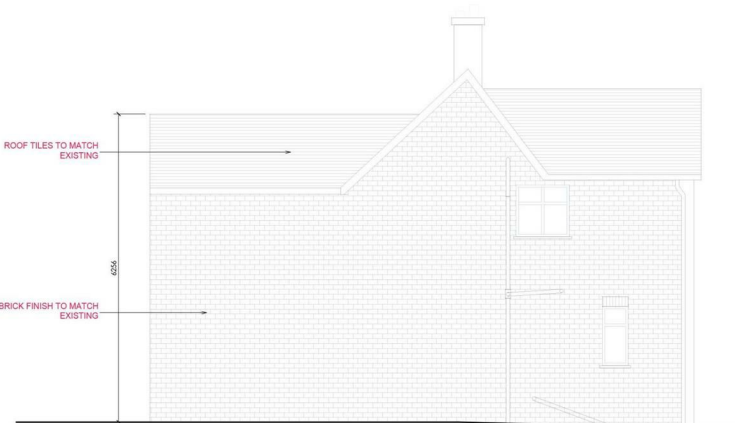
**PROPOSED FIRST FLOOR PLAN**



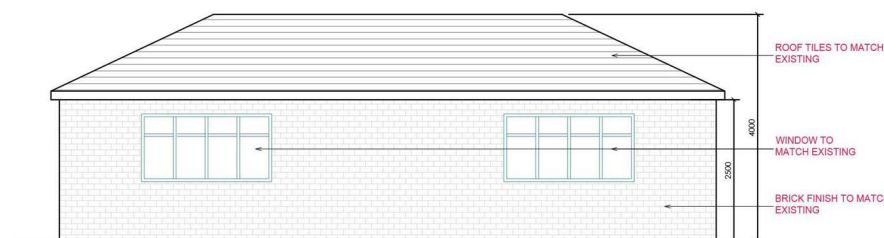
**PROPOSED SITE LOCATION PLAN**



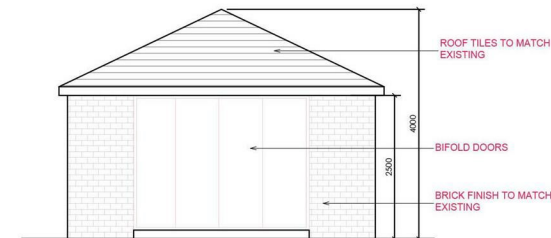
**PROPOSED RIGHT SIDE ELEVATION**



**PROPOSED LEFT SIDE ELEVATION**



**Proposed Annexe Right Side Elevation**



**Proposed Rear Elevation**

**198a Old Birmingham Road  
Marlbrook  
Bromsgrove  
Worcestershire  
B60 1HH**

**GENERAL DESCRIPTION**

**Planning permission for a two storey extension to the rear of the house of approximately 440sqft was granted on 25th January 2024. Documents and approved plans can be viewed, using the reference 23/01302/FUL, on the local authority's planning portal:**

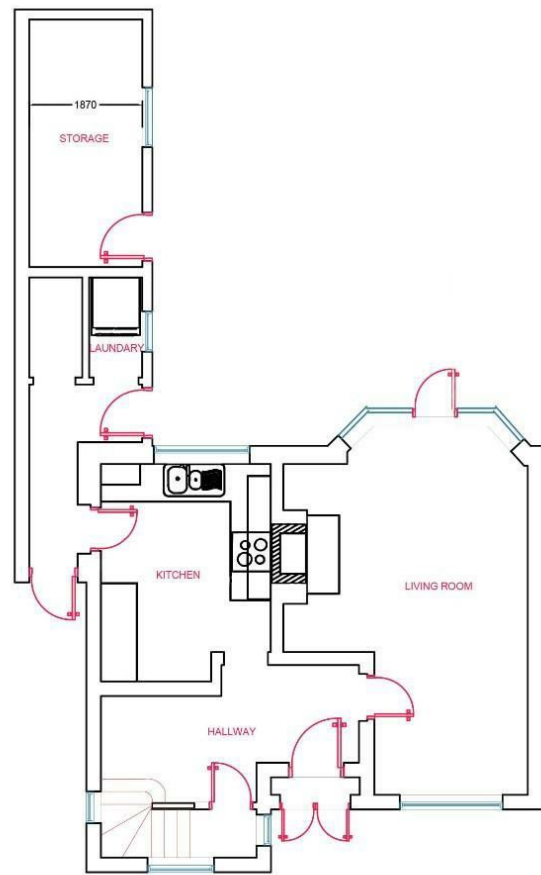
**<https://publicaccess.bromsgroveandredditch.gov.uk/online-applications/>**

**In addition, On 19th January, 2024 Approval of Certificate of Lawfulness for a Proposed Use or Development was granted to demolish the detached garage and lean-to sheds and to be replaced with a detached annexe outbuilding. Documents and approved plans can be viewed, using the reference 23/01293/CPL, on the local authority's planning portal:**

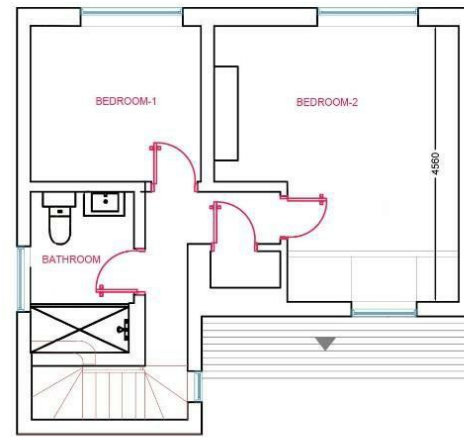
**<https://publicaccess.bromsgroveandredditch.gov.uk/online-applications/>**

**The existing property currently comprises a freehold detached house with gas-fired central heating, PVC double glazing and accommodation of approximately 840sqft, comprising: a reception hall; lounge & dining room; fitted breakfast kitchen; side passage with store cupboard and utility cupboard; landing; two good sized bedrooms; and a shower room.**

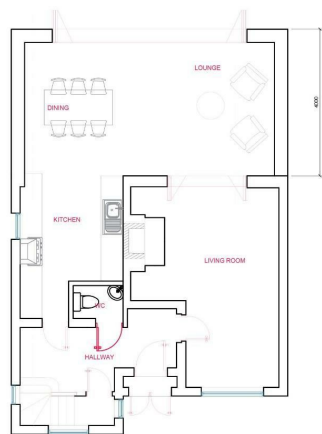
**In addition, the property benefits from a drive providing off-road parking for up to five cars, a good sized rear garden with a lovely southerly aspect, a timber shed and detached garage and gated drive to the rear.**



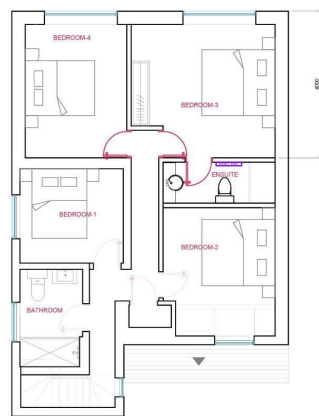
Existing Ground Floor



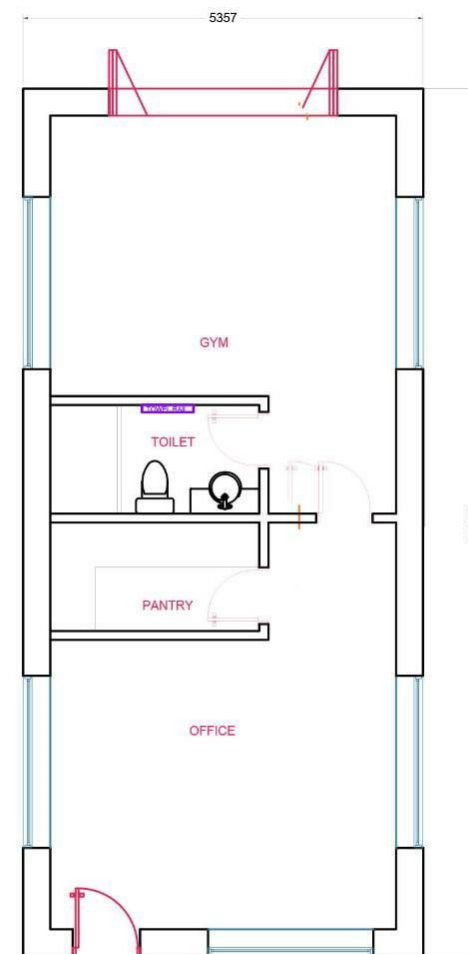
Existing First Floor



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



Proposed Annexe

**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.



### IMPORTANT NOTE

Planning permission for a two storey extension of approximately 440sqft was granted on 25th January 2024. Documents and approved plans can be viewed, using the reference 23/01302/FUL, on the local authority's planning portal:

<https://publicaccess.bromsgroveandredditch.gov.uk/online-applications/>

### OUTSIDE

#### PARKING

The house is approached over a block paved drive providing off-road parking for up to five cars. A gate opens to a pathway along the side of the house to the rear.

#### GARDEN

The property benefits from a good sized rear garden having a lovely southerly aspect and comprising: a large paved patio to the rear of the house, beyond which is a lawn with a mature tree, to the rear of which there is a detached garage and sheds. From the patio a door opens to a TIMBER SHED 12'8" x 6'4" (3.86m x 1.93m) having an obscure single glazed window to side. (NOTE: The planning permission provides for the timber shed, side passage, store and utility cupboards to be demolished to accommodate the two storey extension).

#### DETACHED GARAGE 17'0" x 8'6" (5.18m x 2.59m)

(Door width 8'0" 2.44m) having a metal up-and-over door to front, concrete base, single glazed windows to lean-to sheds to both sides. To the front of the garage there is a concrete drive, providing off-road parking for another car and from which double gates open to the shared private access drive across the rear of the property.

### IMPORTANT NOTE

On 19th January, 2024 Approval of Certificate of Lawfulness for a Proposed Use or Development was granted to demolish the detached garage and lean-to sheds and to be replaced with a detached annexe outbuilding. Documents and approved plans can be viewed, using the reference 23/01293/CPL, on the local authority's planning portal:

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### GENERAL INFORMATION

#### TENURE

The vendor advises us that the property is FREEHOLD. We confirm that we have seen the title deeds confirming the tenure of the property, however, Allan Morris & Peace Limited would stress that we are not legal experts and would advise the buyer to obtain verification from their solicitor on receipt of contracts from the vendor's solicitor.

#### COUNCIL TAX BAND: D

(Bromsgrove District Council)

#### EPC RATING: D

(Energy Performance Certificate)

#### DIRECTIONS

From Bromsgrove town centre: take New Road and turn left at the traffic lights into the A38 Bromsgrove Eastern Bypass. At the island take the second exit, continuing along the A38 Bromsgrove Eastern Bypass. At the traffic lights proceed straight on into the A38 Birmingham Road. At the M42 island take the second exit into Old Birmingham Road. Proceed past the Tesco Express convenience store, where the property will then be found on the right.

AMP:2402/D1

The existing property more particularly comprises;

An enclosed double glazed porch with a double glazed front door opening to the RECEPTION HALL having stairs to the first floor, door to lounge/dining room, doorframe opening to the kitchen, obscure double glazed window to side, radiator, quarry tiled floor, two ceiling light points and an understairs cupboard with an obscure single glazed window to side.

#### LOUNGE & DINING ROOM 18'9" x 13'0" (5.72m x 3.96m)

(Maximum measurements including bay & recesses) having a feature fireplace with a gas fire, double glazed window to front, double glazed bay window to with a double glazed door opening to the rear garden, two radiators, parquet flooring, dado rail and two ceiling light points.

#### FITTED BREAKFAST KITCHEN 11'5" x 8'11" (3.48m x 2.72m)

(Maximum measurements including units & recess) having base and wall units with worktop surfaces, a breakfast bar, single bowl/single drainer sink with a vegetable preparation bowl and a recess for a cooker with an integrated cookerhood over. Part tiled walls, double glazed window to rear, radiator, a wall mounted 'Intergas' gas-fired combination boiler, ceiling light point and a door to:

#### SIDE PASSAGE

Having an obscure single glazed door to the front, a double glazed door to the rear garden, ceiling light point, a doorframe opening to a STORE CUPBOARD having light and power points. Another doorframe opens to a UTILITY CUPBOARD having plumbing for a washing machine, shelf with space for a tumble dryer, single glazed window to side, light and power points.

From the hall, the stairs with a handrail and obscure double glazed windows to front and side, lead up to the FIRST FLOOR LANDING having two ceiling light points and a built-in airing cupboard with a radiator and wall light point.

#### BEDROOM ONE 16'4" x 13'0" (4.98m x 3.96m)

(Maximum measurements including dormer & recesses) having a double glazed dormer window to front, double glazed window to rear, radiator and a ceiling light point.

#### BEDROOM TWO 9'0" x 8'3" (2.74m x 2.51m)

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

#### SHOWER ROOM 8'6" x 5'5" (2.59m x 1.65m)

(Measurements include suite) having a contemporary white suite comprising: a low flush w/c; wash hand basin with a cupboard below; and a large shower tray with a shower and screen. Tiled walls, obscure double glazed window to side, radiator, extractor fan, ceiling light point and an access hatch to the loft.