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Allan Morris

estate agents



34 Meadowvale Road, Lickey End, Bromsgrove, Worcestershire, B60 1JY

This detached family home is situated in a desirable residential area, with private gardens having a lovely southerly aspect and is within walking distance of the sought after Lickey End First School and local convenience store. The location is also convenient for commuting to Birmingham, the national motorway network and the facilities of Bromsgrove and Barnt Green.



Price £475,000

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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 family home
- Private south facing garden
- Four bedrooms
- En suite shower room
- Family bathroom
- Hallway with fitted cloakroom
- Lounge & Dining room
- Fitted breakfast kitchen
- Study
- Double glazing & gas CH

BEDROOM FOUR 11'0" x 6'10" (3.35m x 2.08m)

(Measurements include alcove) having an alcove with fitted shelf and hanging rail, double glazed window to the front, radiator, laminate wood flooring and a ceiling light point.

FAMILY BATHROOM 7'10" x 6'10" (2.39m x 2.08m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with mixer tap with shower head fitting. Part tiled walls, tiled flooring, obscure double glazed window to the rear, chrome towel rail radiator and a ceiling light point.

OUTSIDE

GARAGE 16'4" x 9'9" (4.98m x 2.97m)

(Door width 7'0" 2.13m) having an up-and-over door to the carport, concrete base, double glazed window to rear, double glazed door to the rear garden, light and power points.

CARPOT 18'6" x 9'3" (5.64m x 2.82m)

Having an up-and over door to the garage, access hatch to the roof space, tarmac base, an opening to the drive and a ceiling light point.

PARKING

To the front, the house and carport are approached over a block paved drive providing off-road parking for two cars side-by-side.

GARDENS

The house stands behind a lawn with a mature tree. A gate opens to a pathway along the side of the carport and garage to the rear, where a gate opens to the rear garden. The property benefits from a private rear garden with a lovely southerly aspect and comprising: a block paved patio across the rear of the house, beyond which is a lawn with a block paved pathway to 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: E

(Bromsgrove District Council)

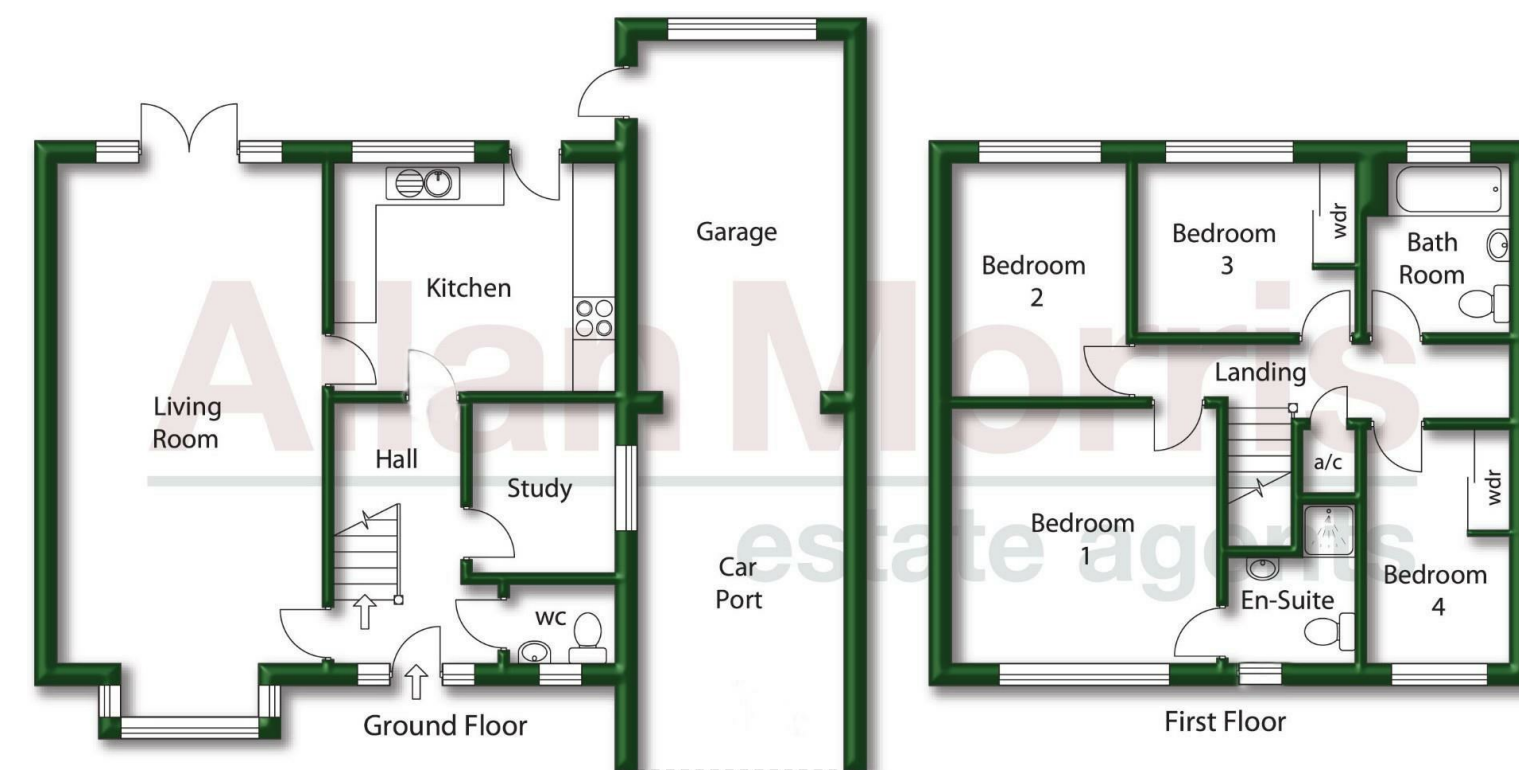
EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove: take the A38 Bromsgrove Eastern Bypass towards Birmingham. At the traffic lights proceed straight on into the A38 Birmingham Road, then turn first right into School Lane. At the end of the road turn left into Alcester Road, then second right into Meadowvale Road, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2267/D1



For illustrative purposes only. Not to scale.

Prepared by Making Plans Ltd - Tel : 0113 322 9204 - www.makingplans.com

The property more particularly comprises:

A canopy porch with ceiling light point and a front door opening to the RECEPTION HALLWAY having doors to lounge, kitchen and study, stairs to the first floor, radiator, wood flooring, telephone point, ceiling coving, ceiling light point and a door to:

CLOAKROOM

Having a white low flush w/c and wash hand basin with tiled splashback. Tiled flooring, obscure double glazed window to the front, radiator and a ceiling light point.

STUDY / PLAYROOM 8'1" x 6'9" (2.46m x 2.06m)

Having a double glazed window to the rear, radiator, wood flooring and a ceiling light point.

FITTED BREAKFAST KITCHEN 13'1" x 10'8" (3.99m x 3.25m)

(Measurements include units) having base and wall units with worktop surfaces, single bowl/single drainer sink, recesses for dishwasher and washing machine, cupboard with space for fridge/freezer, built-in electric oven and four ring gas hob with an integrated cookerhood over. Part tiled walls, tiled flooring, double glazed window to rear, double glazed door to the rear garden, radiator, door to dining room, ceiling light point and a cupboard housing the gas-fired boiler.

LOUNGE & DINING ROOM 26'5" x 12'5" (8.05m x 3.78m)

(Measurements include bay & recess) having a fireplace with gas fire, double glazed bay window to front, double glazed window with twin French doors to the rear garden, two radiators, wood flooring, doors to kitchen and hallway, t.v. aerial point, ceiling coving and two ceiling light points.

From the hallway, the stairs with balustrade lead up to the FIRST FLOOR LANDING having an access hatch to loft, built-in airing cupboard, radiator, laminate wood flooring and two ceiling light points.

BEDROOM ONE 12'8" x 12'0" (3.86m x 3.66m)

Having double glazed window to the front, radiator, laminate wood flooring, ceiling coving, ceiling light point and a door to:

EN SUITE SHOWER ROOM 5'11" x 5'0" < 8'0" (1.80m x 1.52m < 2.44m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a shower cubicle. Part tiled walls, tiled flooring, obscure double glazed window to the front, chrome towel rail radiator and a ceiling light point.

BEDROOM TWO 11'3" x 8'2" (3.43m x 2.49m)

Having a double glazed window to the rear, radiator, laminate wood flooring and a ceiling light point.

BEDROOM THREE 10'5" x 8'0" (3.18m x 2.44m)

(Measurements include alcove) having an alcove with fitted shelf and hanging rail, double glazed window to the rear, radiator, laminate wood flooring and a ceiling light point.