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# Allan Morris

estate agents



## 1 Holly View, Bromsgrove, Worcestershire, B61 8LG

This new detached family home is newly built by CDC Bespoke Properties Ltd under a 10 year warranty, to a high standard of finish, with an internal floor area of 1,600sqft and is highly energy efficient with an EPC rating A. The property 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 £490,000

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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.



- Newly built detached family home
- Four bedrooms
- En suite shower room
- Family bathroom
- Reception hallway with toilet off
- Lounge
- Fitted kitchen, dining & Family room
- Utility room
- PVC double glazing & Gas CH
- Solar panels with battery storage

The property more particularly comprises:

A open porch with a double glazed front door opening to the RECEPTION HALLWAY 12'10" x 6'7" < 11'0" (3.91m x 2.01m < 3.35m) (Measurements include stairs & cupboard) having stairs to the first floor, doors to cloakroom, lounge and kitchen, double glazed window to front, tiled flooring, radiator, ceiling light point and an understairs cupboard.

#### CLAOKROOM

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

#### LOUNGE 19'5" x 10'2" (5.92m x 3.10m)

Having a double glazed window to the front with a stone sill, radiator, tiled flooring, TV aerial point and two ceiling light points.

#### FITTED KITCHEN, DINING & FAMILY ROOM

##### FITTED KITCHEN AREA 10'10" < 12'10" x 11'1" (3.30m < 3.91m x 3.38m )

(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 induction hob with cookerhood over. Tiled flooring, radiator, extractor fan, ceiling light point and an opening to:

##### DINING & FAMILY AREA 21'6" x 10'7" (6.55m x 3.23m)

(Measurements include recess) having two double glazed atrium roof windows with LED feature lighting, a double glazed five panel bi-fold doors to the rear garden, tiled flooring, two radiators, TV aerial point, four wall light points and a door to:

##### UTILITY ROOM 8'3" x 6'3" (2.51m x 1.91m)

(Measurements include units) having Shaker style base units with stone worktop surfaces, inset sink and recesses for washing machine and tumble dryer. Tiled flooring, obscure double glazed window to side, radiator, extractor fan, ceiling light point and a wall mounted 'Ideal' gas-fired combination boiler.

From the hallway, the stairs with balustrade lead up to the FIRST FLOOR LANDING having stairs to the second floor, radiator, and a ceiling light point.

##### BEDROOM TWO 13'3" x 9'5" < 11'9" (4.04m x 2.87m < 3.58m)

(Measurements include recesses) having a double glazed window to rear with a stone sill, radiator and a ceiling light point.

##### BEDROOM THREE 12'4" x 10'3" < 12'7" (3.76m x 3.12m < 3.84m)

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

##### BEDROOM FOUR 9'9" x 9'4" < 11'9" (2.97m x 2.84m < 3.58m)

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

#### FAMILY BATHROOM 8'7" x 5'9" (2.62m x 1.75m)

(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 and flooring, chrome towel rail radiator, obscure double glazed window to front, shaver socket, extractor fan and a ceiling light point.

From the landing, the stairs with balustrade lead up to the SECOND FLOOR LANDING having an obscure double glazed window to side, doors to bedroom and shower room, ceiling light point and an access hatch to the eaves storage to the front.

#### BEDROOM ONE 13'6" x 12'8" (4.11m x 3.86m)

(Measurements include dormer) having a double glazed dormer window to rear, radiator, TV aerial point, ceiling light point and two access doors to eaves storage to front.

#### SHOWER ROOM 6'6" x 5'6" < 8'5" (1.98m x 1.68m < 2.57m)

(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 and flooring, an obscure double glazed dormer window to rear, chrome towel rail radiator, shaver socket, extractor fan, an inset ceiling spotlight and a ceiling light point.

#### OUTSIDE

#### PARKING

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

#### GARDENS

To the front, side and rear of the parking area there are lawn and shrubbery gardens and the house is approached over a paved path. To the rear the property benefits from a landscaped garden, comprising: a block paved patio across the rear of the house with four inset spotlights and PIR wall lights, a gate to the side and a lawn beyond.

#### 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:2288/D1



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF FLOOR PLAN