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Allan Morris

estate agents



3 Furnival Drive, Stoke Prior, Worcestershire, B60 4FX

This freehold detached family home is situated in a desirable village location with canalside walks, village first school and shops. The location is also convenient for the national motorway network and the facilities of both Bromsgrove and Droitwich. The well appointed house offers spacious accommodation of approximately 1,500sqft.



Price £450,000 'No Upward Chain'

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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.



- Freehold detached family home
- Four double bedrooms
- En suite shower room
- Family bathrrom
- Gallery landing & Reception hall
- Lounge
- Family room
- Fitted kitchen & dining room
- Utility room & Toilet
- PVC double glazing & gas CH

The property more particularly comprises:

An open porch with a wall light point and a double glazed front door opening to the RECEPTION HALLWAY having stairs to the first floor, glazed doors to lounge, kitchen and family room, a built-in store cupboard, radiator and a ceiling light point.

LOUNGE 16'9" x 11'0" (5.11m x 3.35m)

Having a double glazed window to the front, two radiators, data cable point, TV aerial point, telephone point and a ceiling light point.

FAMILY ROOM 19'4" x 9'8" (5.89m x 2.95m)

(Measurements include cupboards) having a range of cupboards fitted across one wall with shelving, hanging rails and housing the wall mounted gas-fired 'Ideal' combination boiler. A double glazed window to the front, two radiators and two ceiling light points.

FITTED KITCHEN & DINING ROOM 18'2" x 12'2" (5.54m x 3.71m)

(Measurements include units) having a range of high gloss fronted base and wall units with worktop surfaces, single bowl/single drainer sink with a vegetable preparation bowl, integrated dishwasher and built-in electric oven and four ring gas hob with cookerhood over. A double glazed window to rear, a double glazed window with double French doors to the rear garden, radiator, two ceiling light points and a door to:

UTILITY ROOM 6'4" x 5'6" (1.93m x 1.68m)

(Measurements include units) having high gloss fronted base and wall units with a worktop surface and recesses for washing machine and tumble dryer. A double glazed window to rear, radiator, extractor fan, ceiling light point and a door to:

TOILET

Having a white low flush w/c and pedestal wash hand basin with tiled splashback, radiator, extractor fan and a ceiling light point.

From the hallway, the stairs with balustrade lead up to the FIRST FLOOR GALLERY LANDING having a double glazed window to the front, two radiators, double doors to a large built-in airing cupboard, ceiling light point and an access hatch with pull-down ladder to the boarded loft with a light point.

BEDROOM ONE 12'10" x 11'6" (3.91m x 3.51m)

(Measurements recesses & fitted furniture) having a recess with a fitted four door wardrobe, a fitted dressing table, double glazed windows to front and side, radiator, TV aerial point, ceiling light point and a door to:

EN SUITE SHOWER ROOM 8'9" x 3'10" < 5'11" (2.67m x 1.17m < 1.80m)

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

BEDROOM TWO 11'10" x 9'10" < 11'6" (3.61m x 3.00m < 3.51m)

Having double glazed windows to side and rear, radiator, TV aerial point and a ceiling light point.

BEDROOM THREE 11'11" x 10'0" < 11'3" (3.63m x 3.05m < 3.43m)

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

BEDROOM FOUR 11'5" x 10'0" (3.48m x 3.05m)

Having a double glazed window to front, radiator, TV aerial point and a ceiling light point.

FAMILY BATHROOM 6'9" x 6'4" (2.06m x 1.93m)

(Measurements include suite & recess) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with a shower over. Part tiled walls, obscure double glazed window to rear, chrome towel rail radiator, extractor fan and a ceiling light point.

OUTSIDE

PARKING

To the front, the house is approached over a tarmac drive providing off-road parking for two cars side-by-side.

GARDENS

The house stands behind a small lawn behind a low hedge. A paved pathway leads across the front of the house and on along the side, via a gate, to the rear. The property benefits from a rear garden with a lovely southerly aspect, comprising: a paved patio across the rear of the house with a PIR spotlight, outside power points and a water tap. From the patio, decked steps lead up to the lawn with raised beds and a decked terrace 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.

ESTATE MANAGEMENT CHARGE

We are informed that there is an estate management charge payable annually which is currently £100. 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)

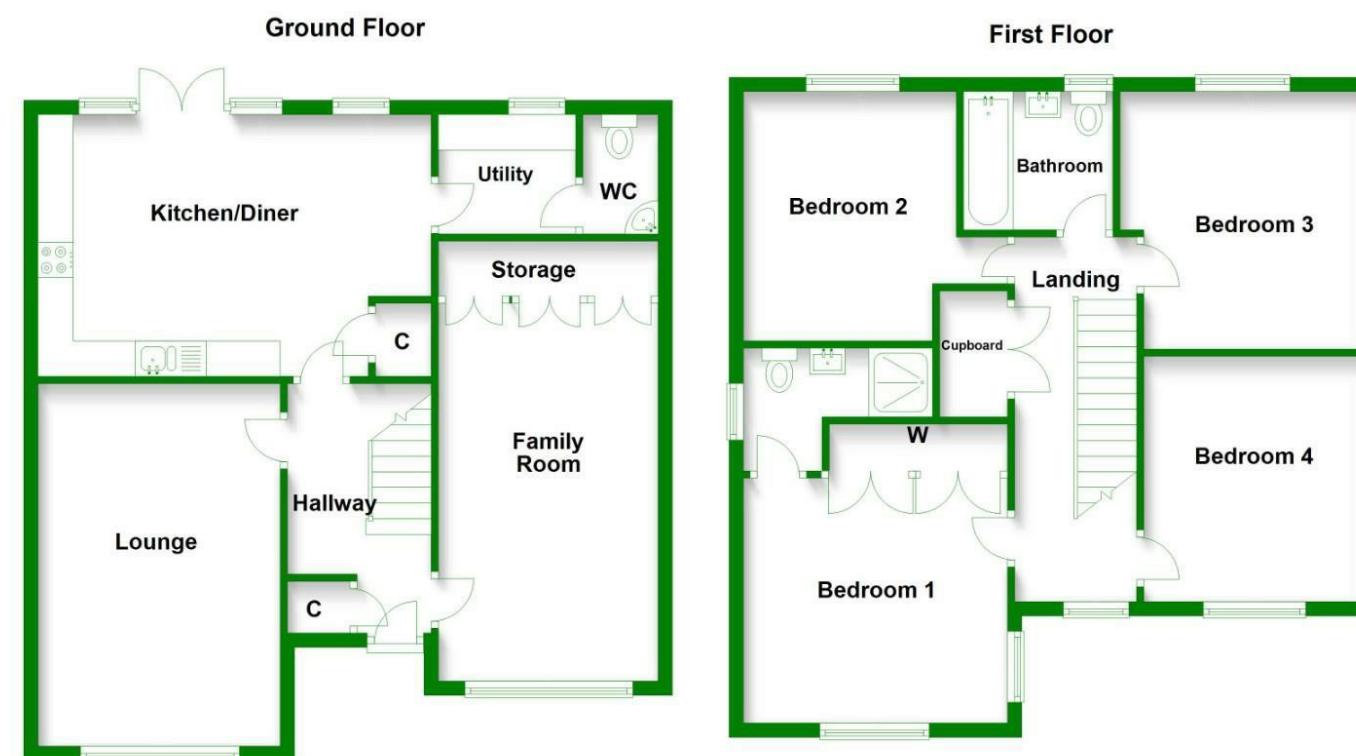
EPC RATING: B

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove: take the A38 Eastern Bypass and proceed straight on at the traffic lights into Stoke Road. At the island by Morrisons take the second exit into Redditch Road, then the second exit at the next island, continuing along Redditch Road. At the Hanbury Turn crossroads turn left into Hanbury Road. Take the second turning on the right into Shaw Lane and follow the road under the two bridges, then turn left into Weston Hall Road. Take the second turning on the left into Foundry Way then, at the end of the road, turn right into Furnival Drive, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2408/D1



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

Plan produced using PlanUp.