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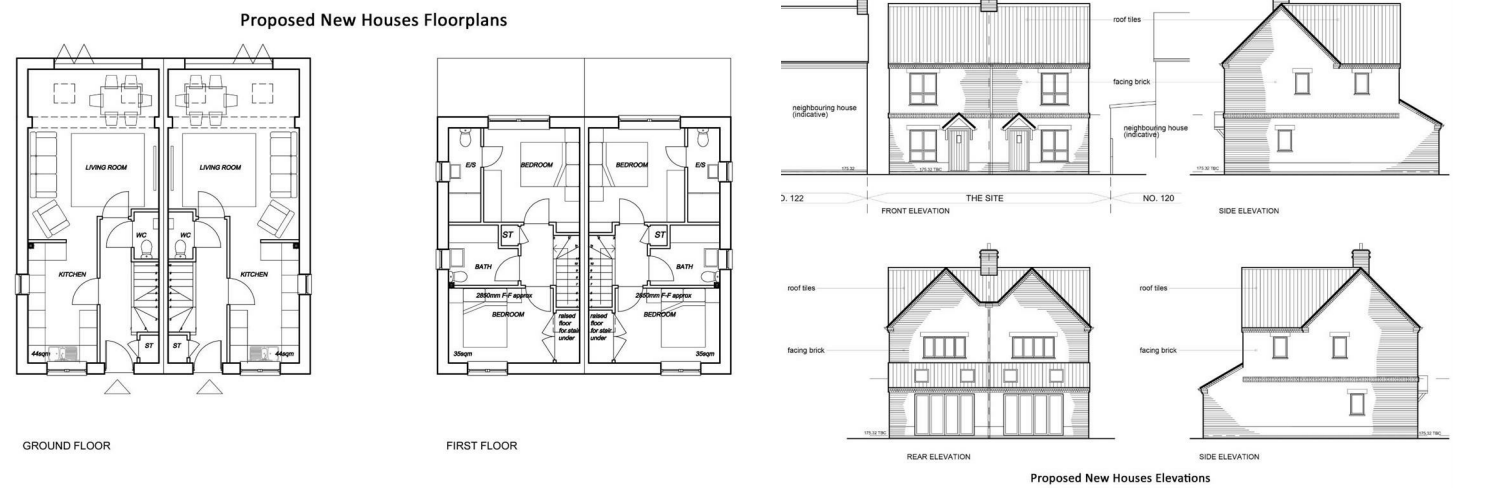
Allan Morris

estate agents



122 Stourbridge Road, Fairfield, Worcestershire, B61 9LZ

'END TERRACED HOUSE PLUS BUILDING PLOT FOR A PAIR OF SEMI-DETACHED HOUSES TO SIDE'
 A development opportunity to purchase a substantial end-terraced family home OF 1,660sqft (excluding garage) with excellent potential for modernisation and improvement plus planning permission for a pair of new, larger than average, two bedroom semi-detached houses at 860sqft.



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 £550,000 for House & Building Plots



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**122 Stourbridge Road
Fairfield
Worcestershire
B61 9LZ**

GENERAL DESCRIPTION

'FREEHOLD END-TERRACED HOUSE PLUS BUILDING PLOT FOR A PAIR OF SEMI-DETACHED HOUSES TO SIDE'

The property is situated in a desirable rural village, being set well back from the road, with an open aspect to the rear having views over playing fields and is a short walk from the village first school which has a good OFSTED rating.

The existing end-terraced house currently has accommodation of approximately 1,660sqft (excluding garage) and offers excellent potential for modernisation and improvement with spacious accommodation, briefly comprising:

GROUND FLOOR

Hall; living room; dining room; inner hall; bathroom; dining breakfast room & kitchen; and a side hall.

FIRST FLOOR

Landing; toilet; and four double bedrooms, two with en suite showers.

In addition, double glazing, gas-fired central heating, good off-road parking and private gardens backing onto the playing fields and planning permission has been granted for a two storey extension to the rear.

PROPOSED NEW HOUSES

Planning permission has been granted for a pair of new two bedroom semi-detached houses to the side of the existing house, with larger than average accommodation of approximately 860sqft each, comprising: hallway with fitted cloakroom off; fitted kitchen; lounge & dining room; two double bedrooms; en suite shower room; and a family bathroom.

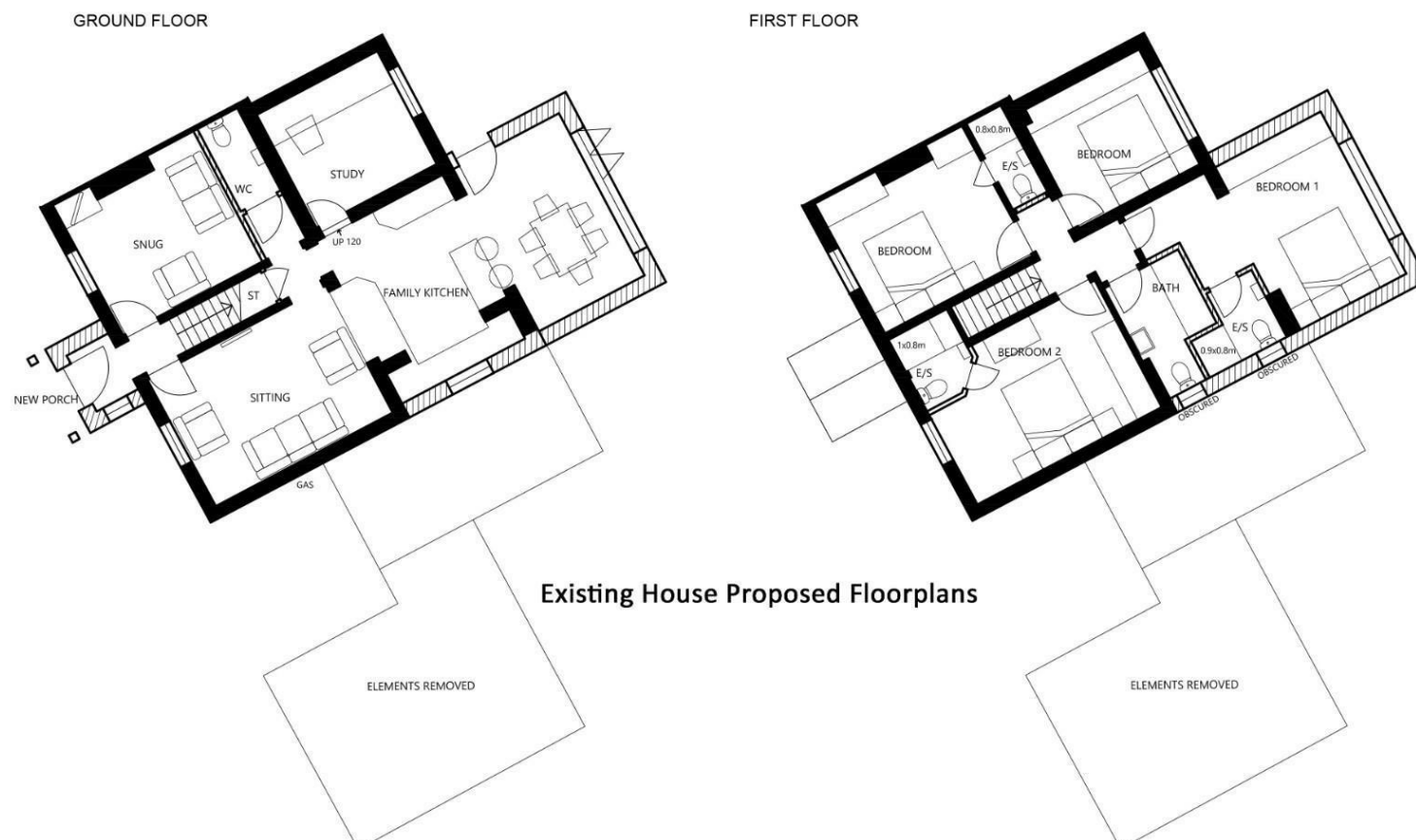
Documents and plans for the proposed pair of new semi-detached houses and the alterations for the existing house can be viewed, using the application number 23/00399/FUL, on the Bromsgrove District Council planning portal: <https://publicaccess.bromsgroveandredditch.gov.uk/online-applications/>

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**



Existing House Floorplans



Existing House Proposed Floorplans

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 canopy porch with a light point and stable door opening to the HALL having stairs to the first floor, wood flooring, ceiling light point and a door to:

DINING ROOM 15'1" x 10'4" (4.60m x 3.15m)

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

INNER HALL having an under stairs cupboard, doorframe opening to breakfast room, ceiling light point and a door to:

LIVING ROOM 15'1" x 10'7" (4.60m x 3.23m)

(Measurements include fireplace) having a fireplace with wood burning stove, double glazed window to front, radiator, TV aerial points, ceiling coving and four wall light points.

DINING BREAKFAST ROOM & KITCHEN

DINING BREAKFAST ROOM 10'4" x 10'10" (3.15m x 3.30m)

Having a double glazed window to rear, radiator, door to lobby, ceiling light point and a wide arch opening to:

KITCHEN 11'6" x 10'2" (3.51m x 3.10m)

Having a double glazed window to rear, three ceiling light points, and a door to:

SIDE HALL 11'7" x 5'4" (3.53m x 1.63m)

Having double glazed doors to front and rear, access hatch to loft, wall mounted 'Intergas' boiler, door to garage and two ceiling light points.

AGENTS NOTE:

Under the current planning permission for the building plots, the side hall and garage will need to be demolished. Part of the kitchen and bedroom one above will also need to be demolished, to be replaced by a replacement side wall and with planning permission for a two storey extension to the rear. These will create a Fitted Kitchen & Family/Dining Room with maximum measurements of 19'10" x 13'3" (6.05m x 4.05m).

LOBBY

Having a built-in store cupboard, wall light point and a door to:

BATHROOM 9'10" x 6'3" < 9'3" (3.00m x 1.91m < 2.82m)

(Measurements include suite) having a suite comprising: a low flush w/c; wash hand basin; and a panelled bath. Tiled walls, radiator, towel rack radiator, obscure double glazed window to rear, built-in linen cupboard and two wall light points.

From the hall, the stairs with handrail lead up to the FIRST FLOOR LANDING having an access hatch to the loft and ceiling light point.

BEDROOM ONE 18'2" x 10'4" < 16'4" (5.54m x 3.15m < 5.00m)

Having two double glazed windows to rear, double glazed roof window to front, radiator, door to en suite, two wall light points and two ceiling light points.

AGENTS NOTE

Under the current planning permission part of bedroom one is to be demolished with a replacement side wall to be added reducing the room to approximately 10'4" x 9'0" (3.15m x 2.74m) and having planning permission for an extension to the rear of approximately 13'3" x 8'6" (4.05m x 2.60m).

EN SUITE SHOWER ROOM 6'8" x 3'9" (2.03m x 1.14m)

(Measurements include suite) having a wash hand basin in a vanity unit and a shower cubicle. Tiled walls, double glazed window to rear, towel rail radiator, ceiling light point and an inset ceiling spotlight with extractor fan.

BEDROOM TWO 15'4" x 10'4" (4.67m x 3.15m)

(Measurements include wardrobes) having two fitted wardrobes, double glazed window to front, two radiators and an opening to:

EN SUITE SHOWER 4'9" x 2'8" (1.45m x 0.81m)

(Measurements include shower cubicle) having a shower cubicle, tiled walls and flooring and a ceiling light panel.

BEDROOM THREE 12'1" x 10'8" (3.68m x 3.25m)

(Measurements include chimney breast) having a double glazed window to front, radiator, wash hand basin and a built-in airing cupboard.

BEDROOM FOUR 9'11" x 9'5" (3.02m x 2.87m)

Having a double glazed window to rear, wash hand basin with cupboard under, radiator, ceiling coving and ceiling light point.

SEPARATE W/C

Having a low flush w/c and ceiling light point.

OUTSIDE

LARGE GARAGE 17'4" x 13'6" (5.28m x 4.11m)

(Door width 10'0" 3.05m) having a wooden up-and-over door to front, single glazed window to rear, light and power points and a concrete base with an inspection pit.

AGENTS NOTE

Under the current planning permission for the proposed new semi-detached houses the garage is to be demolished.

PARKING

The house and garage are approached over a block paved drive providing off-road parking for up to five cars.

GARDENS

The house stands behind lawns to both sides of the drive. To the rear the property benefits from private rear gardens which back onto the playing fields. The gardens to the side having planning permission to build a pair of larger than average two bedroom semi-detached houses, at approximately 860sqft.

GENERAL INFORMATION

PLANNING PERMISSION

Documents and plans for the proposed pair of new semi-detached houses and the alterations for the existing house can be viewed, using the application number 23/00399/FUL, on the Bromsgrove District Council planning portal:

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

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: C

(Bromsgrove District Council)

EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre: take the B4091 Stourbridge Road. Keep proceeding straight on along Stourbridge Road, continue through Catshill and on over the motorway bridge into Fairfield. At the mini island, proceed straight on continuing along Stourbridge Road, where the property will be found on the right, as indicated by the agent's 'for sale' board.

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