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Allan Morris

estate agents



1 Mercia Close, Charford, Bromsgrove, Worcestershire, B60 3HY

This freehold semi-detached family home is situated in a popular residential area within walking distance of the sought after local schools, railway station and the facilities of the town centre. The house offers flexible and spacious accommodation of approximately 1,300sqft.



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 £269,950

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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.



- Freehold semi-detached family home
- Three first floor bedrooms
- First floor shower room
- Ground floor bedroom/hobbies room
- Ground floor shower room
- Reception hallway
- Snug/office
- Lounge & Dining room
- Fitted kitchen
- PVC double glazing & Gas CH

The property more particularly comprises:

A double glazed front door opening to the RECEPTION HALLWAY having doors to kitchen, shower room and snug/office, radiator, ceiling coving and two wall light points.

SHOWER ROOM 9'11" x 2'8" < 2'11 (3.02m x 0.61m'2.44m < 0.89m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin; and a shower cubicle. Tiled walls and flooring, radiator, two inset ceiling spotlights and a built-in cupboard housing the 'Worcester' gas-fired combination boiler.

NOTE: The shower room is in need of some repair and retiling.

SNUG/OFFICE 13'3" x 6'0 < 10'2" (4.04m x 1.83m < 3.10m)

(Measurements exclude cupboard) having double glazed sliding patio doors to the rear garden, double glazed window to rear, radiator, built-in cupboard, four wall light points and a door to:

HOBBIES ROOM/BEDROOM FOUR 18'0" x 8'10" (5.49m x 2.69m)

(Measurements include recess and shelving) having fitted book shelves, two double glazed windows to front, two radiators, seven wall light points and two ceiling light points.

FITTED KITCHEN 14'3" x 7'3" < 8'10" (4.34m x 2.21m < 2.69m)

(Measurements include units) having base and wall units with work top surfaces, single bowl/single drainer sink with vegetable preparation bowl, recesses for washing machine, dishwasher, tumble dryer, fridge/freezer and cooker. Part tiled walls, two double glazed windows to front, double glazed window to side, radiator, twelve inset ceiling spotlights and a door to:

INNER HALLWAY

Having stairs to the first floor, under stairs cupboard, doors to lounge and dining room, double glazed window to side, radiator, telephone point, ceiling coving and ceiling light point.

LOUNGE 14'1" < 14'9" x 10'4" (4.29m < 4.50m x 3.15m)

(Measurements include fireplace) having a feature fireplace with a gas fire, double glazed sliding patio doors to the rear garden, radiator, TV aerial point, ceiling coving, ceiling light point and a wide opening to:

DINING ROOM 9'10" x 8'6" (3.00m x 2.59m)

Having a door to the hallway, radiator and ceiling light point.

From the inner hallway, the stairs with handrail lead up to the FIRST FLOOR LANDING having a double glazed window to side, two built-in store cupboards, ceiling light point and an access hatch with a pull-down ladder to the part boarded loft with double glazed window to rear, light point and housing a 'Worcester' gas-fired combination boiler.

BEDROOM ONE 14'0" x 10'3" (4.27m x 3.12m)

(Measurements include wardrobe) having a large built-in wardrobe across one wall, double glazed window to rear, radiator and ceiling light point.

BEDROOM TWO 9'5" x 8'7" (2.87m x 2.62m)

(Measurements exclude wardrobe) having a built-in wardrobe, double glazed window to front, radiator and ceiling light point.

BEDROOM THREE 8'5" x 7'3" < 9'5" (2.57m x 2.21m < 2.87m)

(Measurements include wardrobe) having a built-in open wardrobe across one wall, double glazed window to side, radiator and two wall light points.

SHOWER ROOM 5'10" x 5'8" (1.78m x 1.73m)

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

OUTSIDE

PARKING

The house is approached over a block paved drive providing off-road parking for two cars side-by-side.

GARDENS

The house stands behind a lawn with established border behind a low wall with ornate railings. The property benefits from a good sized and private rear garden, comprising: a paved and concrete patio to the rear of the house, beyond which is a lawn with mature trees and shrubs, with a paved pathway leading to the rear where there is a low wall with ornate railings and a gate opening to a further garden area which is mostly paved with two beds and a timber shed.

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: B

(Bromsgrove District Council)

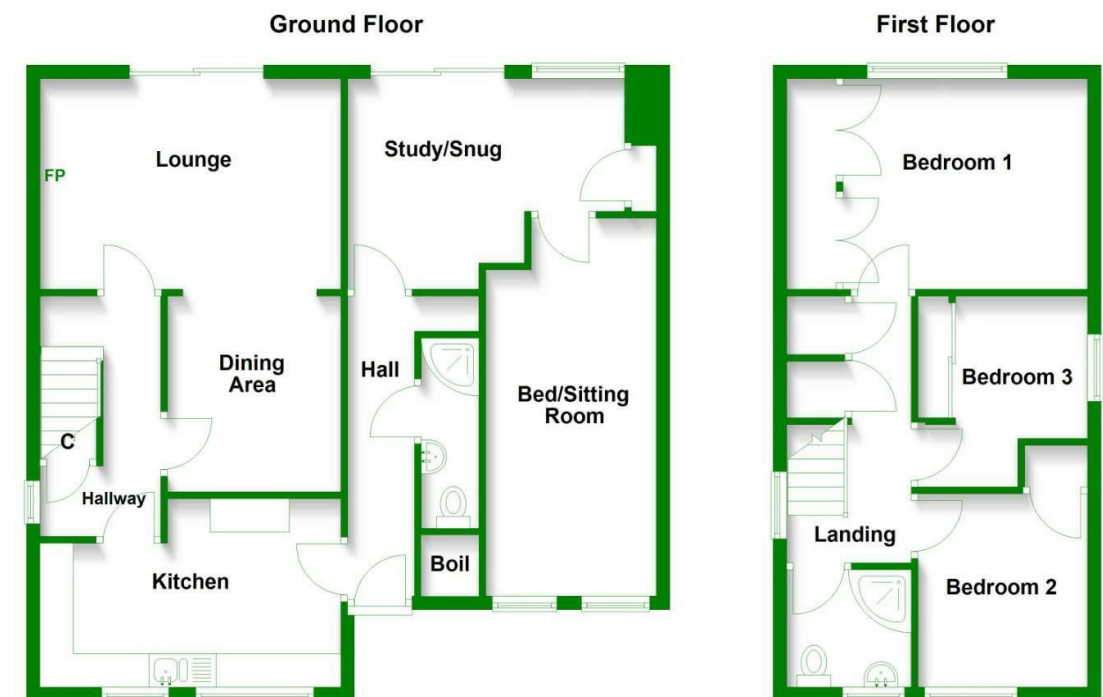
EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre: take Worcester Road, at the mini island turn left into Charford Road and then first right into Lyttleton Avenue. Turn first left into Salwarpe Road, then first right into Edwin Crescent, then second right into Mercia Close, where the property will be found on the left, as indicated by the agent's 'for sale' board.

AMP:2399/D1



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

Plan produced using PlanUp.