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Allan Morris

estate agents



68 Waseley Road, Rubery, Worcestershire, B45 9TW

This freehold traditional semi-detached family home has been refurbished to a very high standard, offering spacious accommodation that needs to be viewed to be fully appreciated and is situated in a desirable residential area.



Price £325,000 'No Upward Chain'

ampsales@allan-morris.co.uk

01905 969659

0121 445 5209

01527 874646

www.allan-morris.co.uk

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 semi-detached family home
- Three bedrooms
- Refitted bathroom
- Reception hallway
- Store room & Utility room/toilet
- Lounge & Dining room
- Double glazed conservatory
- Refitted kitchen
- Landscaped garden with Summer house & shed
- PVC double glazing & Gas CH

The property more particularly comprises:

An enclosed double glazed porch with tiled flooring, wall light point, three inset ceiling spotlights and an obscure single glazed front door opening to the RECEPTION HALLWAY having a staircase to the first floor with a contemporary oak and glass balustrade. Oak flooring, doors to lounge and kitchen, a radiator behind an ornate screen, ceiling coving, ceiling light point and a door to:

UNDERSTAIRS CLOAKS CUPBOARD

Having oak flooring, an inset ceiling spotlight and an arched opening to:

STORE ROOM 7'7" x 7'3" (2.31m x 2.21m)

(Measurements include fitted cupboard) having a fitted 'American' style fridge/freezer, tiled flooring, door to utility/toilet, power points, ceiling light point and a fitted cupboard across one wall with four sliding doors, fitted shelving and housing the wall mounted 'Viessmann' gas-fired combination boiler, installed in August 2021 under a 10 year guarantee.

UTILITY ROOM & TOILET 6'11" x 5'1" (2.11m x 1.55m)

(Measurements include units & w/c) having a low flush 'Saniflow' w/c, a base unit with an inset sink and a worktop surface with space below for a tumble dryer and washing machine. Part tiled walls, tiled flooring and a ceiling light point.

LOUNGE & DINING ROOM 24'6" x 11'4" (7.47m x 3.45m)

(Measurements include bay & recesses) having a fireplace with a wood burning stove, double glazed bay window to front, oak flooring, two radiators behind ornate screens, TV aerial point, ceiling coving, two ceiling light points and single glazed bi-fold doors to:

DOUBLE GLAZED CONSERVATORY 11'3" x 9'3" (3.43m x 2.82m)

Having double glazed windows to the side and rear overlooking the rear garden, twin double glazed French doors opening to the rear garden, tiled flooring, power points, TV aerial point and two wall light points.

REFITTED KITCHEN 13'5" x 6'11" (4.09m x 2.11m)

(Measurements include units) having a range of contemporary base and wall units with wood worktop surfaces, a single bowl sink, integrated dishwasher, integrated bin store, a built-in microwave and a recess with a fitted gas and electric oven with integrated cookerhood over. Part tiled walls, tiled flooring, double glazed window to rear, obscure double glazed door to the rear garden, a vertical radiator, TV aerial point, eight inset ceiling spotlights and an obscure double glazed door to:

SIDE PASSAGEWAY/STORE 13'0" x 4'10" (3.96m x 1.47m)

Having obscure double glazed doors to both front and rear, paved base, power points and a wall light point.

From the hallway, the stairs with oak and glass balustrade lead up to the FIRST FLOOR LANDING having oak flooring, ceiling light point and an access hatch to the loft.

BEDROOM ONE 13'7" x 11'5" (4.14m x 3.48m)

(Measurements include bay) having a double glazed bay window to the front with fitted shutter blinds, oak flooring, radiator and a ceiling light point.

BEDROOM TWO 10'11" x 11'5" (3.33m x 3.48m)

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

BEDROOM THREE 8'10" x 7'9" < 14'10" (2.69m x 2.36m < 4.52m)

(Measurements exclude eaves storage) having a double glazed window to the front with fitted shutter blinds, oak flooring, radiator, two wall light points, a ceiling light point and an open eaves storage area.

REFITTED BATHROOM 9'0" x 7'0" (2.74m x 2.13m)

(Measurements include suite) having a white suite comprising: a low flush w/c; a wash hand basin set on a wash stand; panelled bath; and a corner shower cubicle. Tiled walls, obscure double glazed window to the rear, chrome towel rail radiator, four inset ceiling spotlights and a low access door to the eaves storage.

OUTSIDE

STORE 7'5" x 2'2" (2.26m x 0.66m)

(Door width 6'7" 1.99m) having a remote controlled roller shutter door to front, concrete base fitted shelving. light and power points.

PARKING

The house is approached over a contemporary block paved frontage, providing off-road parking for up to six cars.

GARDEN

The property benefits from a private garden recently landscaped for ease of maintenance and comprising: a paved patio with water tap and PIR light to the rear of the house, from which steps lead up through a trellis arch to a picket gate opening to an artificial lawn with raised borders and decked steps leading up between six raised beds and a trellis arch to a decked terrace, to the rear of which is paved terrace with a large PVC shed and timber summer house.

PVC SHED 12'1" x 7'6" (3.68m x 2.29m)

Having a ceiling light point.

TIMBER SUMMER HOUSE 15'9" x 9'1" (4.80m x 2.77m)

Having twin double glazed doors to the front, two double glazed windows to the front. Light and power points.

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: C

(Bromsgrove District Council)

EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From the M5 motorway junction 4 island: take the A38 towards Birmingham, leaving at the first exit into Gannow Road. At the mini island at the end of the road turn right into Gannow Lane, then take the second turning on the left into Hillview Road, which leads into Waseley Road, where the property will be found on the left, as indicated by the agent's 'for sale' board.

AMP:2414/D1



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

Plan produced using PlanUp.