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Allan Morris

estate agents



4 Chadcote Way, Catshill, Worcestershire, B61 0JT

This freehold semi-detached family home is situated within walking distance of the facilities and schools of the village, offers spacious accommodation and enjoys a small low maintenance garden with a lovely southerly aspect. Price to include carpets, curtains and blinds as fitted.



Price £300,000 'Vacant & 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 semi-detached family home
- Three bedrooms
- Wetroom & separate toilet
- Porch & hall
- Lounge, family & dining room
- Fitted kitchen
- Integral garage
- Off-road parking
- PVC double glazing & Gas CH
- Small private southerly garden

The property more particularly comprises:

A removable ramp leads up to a composite double glazed front door opening to:

LARGE PORCH 6'4" x 5'2" (1.93m x 1.57m)

Having obscure double glazed windows to front and side, power points, wall light point and a door to the RECEPTION HALL having stairs to the first floor, radiator, ceiling light point and a door to:

OPEN PLAN LOUNGE, FAMILY & DINING ROOM 27'6" x 15'2" (8.38m x 4.62m)

LOUNGE AREA 19'8" x 7'8" < 12'10" (5.99m x 2.34m < 3.91m)

(Measurements include recesses) having a feature fireplace with electric fire, double glazed window to front, radiator, two ceiling light points and an arch to:

FAMILY ROOM AREA 15'2" x 8'5" (4.62m x 2.57m)

(Measurements include recesses) having double glazed sliding patio doors to the rear garden, radiator, door to kitchen, two wall light points, ceiling light point and an opening to:

DINING ROOM AREA 8'5" x 8'2" (2.57m x 2.49m)

(Measurements include opening) having a stone plinth, understairs cupboard, radiator and ceiling light point.

FITTED KITCHEN 16'8" x 7'10" < 8'1" (5.08m x 2.39m < 2.46m)

(Measurements include units) having a range of base and wall units with worktop surfaces, single bowl/single drainer sink with vegetable preparation bowl, recesses with fitted washing machine, tumble dryer, freezer and fridge, built-in electric oven, built-in microwave, and built-in ceramic hob with cooker hood over. Part tiled walls, tiled flooring, double glazed window to rear, obscure double glazed door to side, chrome towel rail radiator and two ceiling light points.

From the hall, the stairs with hand rail lead up to the FIRST FLOOR LANDING having an access hatch to the loft, obscure double glazed window to rear, ceiling light point and a built-in cupboard housing a wall mounted 'Worcester' gas-fired combi boiler, installed in July 2015.

BEDROOM ONE 12'3" < 14'3" x 9'2" < 11'8" (3.73m < 4.34m x 2.79m < 3.56m)

(Measurements include wardrobes) having a built-in double wardrobe, large fitted wardrobe with two sliding doors, double glazed window to front, radiator and ceiling light point.

BEDROOM TWO 10'0" x 9'3" (3.05m x 2.82m)

(Measurements include wardrobes) having fitted single wardrobes to both sides of the bed space with cupboards over and a movable chest of drawers, double glazed window to rear, radiator and ceiling light point.

BEDROOM THREE 9'4" < 11'8" x 7'10" < 9'10" (2.84m < 3.56m x 2.39m < 3.00m)

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

REFITTED WETROOM SHOWER 6'7" x 4'10" (2.01m x 1.47m)

(Measurements include suite) having a wash hand basin with a cupboard below and a shower area. Tiled walls and flooring, obscure double glazed window to rear, chrome towel rail radiator, extractor fan and four inset ceiling spotlights.

SEPARATE TOILET

Having a low flush w/c, obscure double glazed window to rear and ceiling light point.

OUTSIDE

GARAGE 16'1" x 7'7" < 8'7" (4.90m x 2.31m < 2.62m)

(Door width 6'7" 2.01m) having a metal up-and-over door to front, concrete base, light and power points.

PARKING

The house and garage are approached over a block paved drive providing off-road parking for two to four cars. A paved path with a gate leads along the side to the rear.

GARDEN

The property benefits from a private rear garden with a lovely southerly aspect, that has been paved for ease of maintenance, with an outside tap and a PIR light.

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)

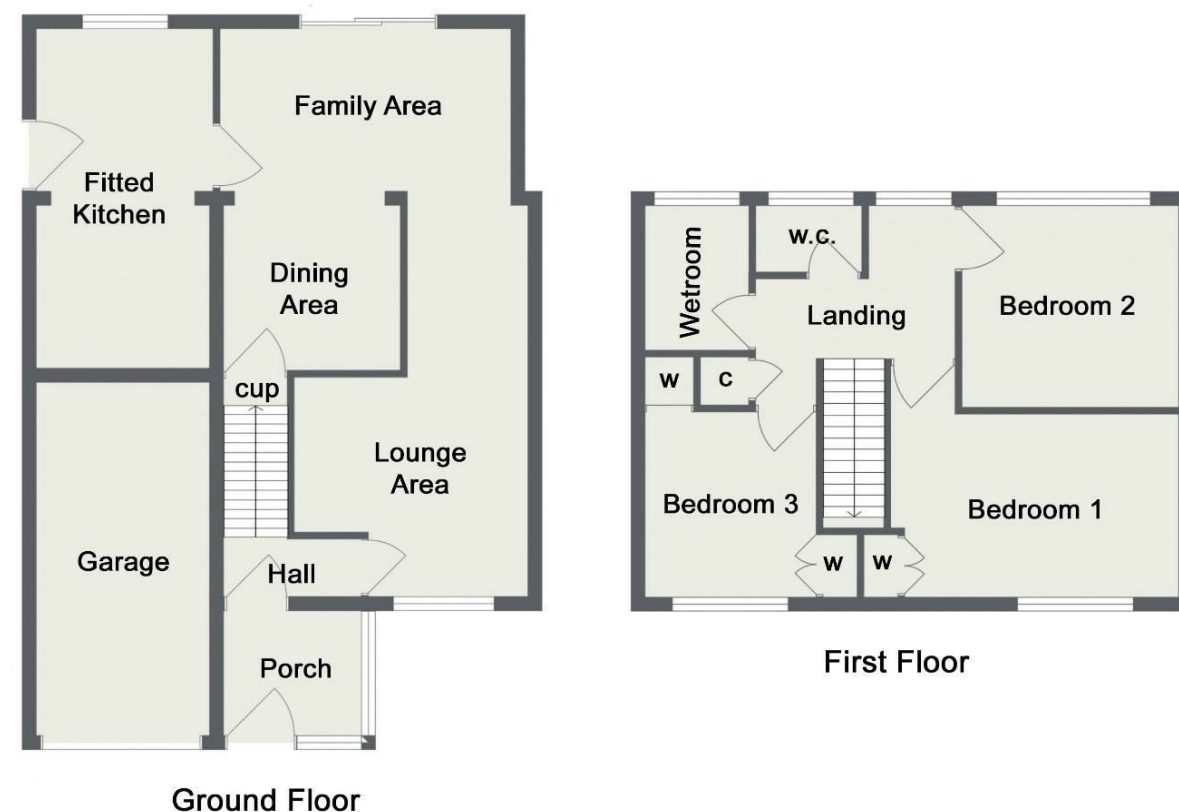
EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre: take the B4091 Stourbridge Road, at the mini island take the second exit continuing along Stourbridge Road. At the next island take the first exit, continuing along Stourbridge Road and proceed under the motorway bridge. At the next island proceed straight on continuing along Stourbridge Road, then take the second turning on the right into Church Road, then take the third turning on the left into Chadcote Way, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2415/D1



Not to scale.

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