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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.



# Allan Morris

estate agents



9 Craft Court, Railway Walk, Breme Park, Bromsgrove, B60 3GW

This top floor apartment is situated in a desirable residential area within walking distance of the railway station and amenities of Aston Fields, enjoying views through the trees to the rear over the rolling countryside beyond the railway line. The apartment is well presented having been decorated and having recently laid carpets and bathroom flooring.



Price £169,950 'Vacant & No Upward Chain'

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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.



- **Top floor apartment**
- **Countryside views to rear**
- **Walking distance of rail station**
- **Two double bedrooms**
- **Bathroom**
- **Living room**
- **Fitted kitchen**
- **PVC double glazing**
- **Electric heating**
- **Parking space**

The property more particularly comprises:

A communal entrance door, with a security intercom, opens to the communal hall, from which two flights of stairs lead up to the SECOND FLOOR LANDING from which a front door opens to the apartment.

#### RECEPTION HALL

Having doors to bathroom, living room and both bedrooms, built-in airing and storage cupboard housing the mains pressure hot water tank, wall mounted electric radiator, intercom to communal entrance door, telephone point, ceiling light point and an access hatch with a pull-down ladder to the BOARDED LOFT with light point.

#### BATHROOM 6'7" x 5'6" (2.01m x 1.68m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with shower and screen over. Part tiled wall, newly laid vinyl flooring, chrome electric towel rail radiator, large fitted mirror, shaver point, extractor fan and ceiling light point.

#### BEDROOM ONE 12'8" x 9'10" (3.86m x 3.00m)

Having a double glazed window with views through the trees over the rolling countryside beyond the railway line to rear, wall mounted electric radiator, TV aerial point, telephone point and ceiling light point.

#### BEDROOM TWO 11'11" x 7'10" (3.63m x 2.39m)

Having a double glazed window with views through the trees over the rolling countryside beyond the railway line to rear, wall mounted electric radiator, TV aerial point and ceiling light point.

#### LIVING ROOM 13'7" x 13'7" (4.14m x 4.14m)

Having twin double glazed French doors with juliet balcony rails to front, wall mounted electric radiator, TV aerial point, satellite point, telephone point, ceiling point and an opening to:

#### FITTED KITCHEN 8'1" x 7'5" (2.46m x 2.26m)

(Measurements include units) having base and wall units with work top surfaces, single bowl/single drainer sink, recess for washing machine, recess for fridge/freezer and a built-in electric oven and induction hob with integrated cookerhood over. Part tiled walls, double glazed window to front, floor level fan heater and ceiling light point.

### OUTSIDE

#### PARKING

The property benefits from an allocated parking space (No 9) in the courtyard to the front, which is in view of the apartment from the living room. There are further visitor spaces that are available on a first come, first served basis.

#### GROUNDS

The apartments stand in communal grounds that are maintained by the management company.

### GENERAL INFORMATION

#### TENURE

The vendor advises us that the property is LEASEHOLD FOR 125 years from 1st January, 2007 with a current annual ground rent of £250.00. 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.

#### MANGEMENT COMPANY AND CHARGES

The external maintenance of the building and communal grounds, along with the communal internal accommodation is dealt with by the management company, First Port Group Limited. The service charge for the year from April 2024 is £1,202.01 and includes buildings insurance. 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)

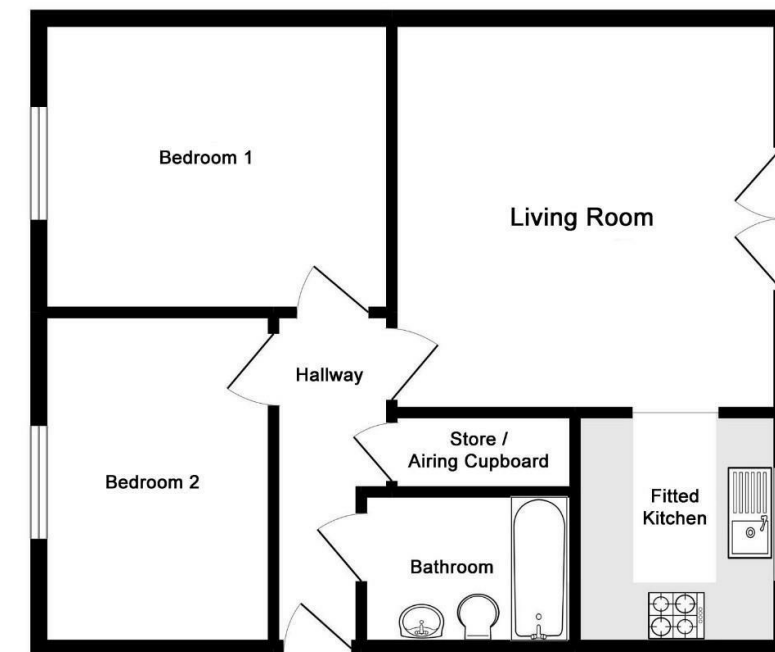
#### EPC RATING: C

(Energy Performance Certificate)

#### DIRECTIONS

From Bromsgrove town centre: take New Road and turn right at the traffic lights into the A38 Bromsgrove Eastern Bypass. At the next traffic lights turn left into Stoke Road, then immediate right into Sherwood Road, proceed straight on into Newton Road, then follow the road to the left around Newton Square. At the junction turn right continuing around Newton Square, then at the next junction turn left into Railway Walk. Follow the road to the end, where the property will be found straight ahead, as indicated by the agent's 'for sale' board.

AMP:2422/D3



First Floor Apartment

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