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# Allan Morris

estate agents



51 Dovecote Road, Bromsgrove, Worcestershire, B61 7BP

This mid-terraced family home is situated in a popular residential area with good local amenities and is within walking distance of the sought after local schools and the facilities of the town centre, having a garage to the rear and recently fitted electric radiators.



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 £220,000

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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.



- Mid-terraced family home
- Hallway
- Fitted kitchen
- Living room
- Three bedrooms
- Bathroom
- Garage en bloc to rear
- Double glazing
- Recently fitted electric radiators
- Private garden

### BATHROOM 6'5" x 5'8" (1.96m x 1.73m )

(Measurement 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. Panelled walls, obscure glazed window to front and ceiling light point.

### OUTSIDE

### GARAGE EN BLOC 16'4" x 7'10" (4.98m x 2.39m)

(Door width 6'11" 2.11m) having a metal up-and-over door to front and concrete base. The garage is situated at the rear of the property, being accessed over a shared driveway.

### GARDENS

The house stands well back from the road behind a long lawn, providing potential to create good off-road parking subject to planning for a dropped kerb. The property benefits from a private rear garden, comprising: a paved patio to rear of the house with a low wall and step up to the lawn, with a stepping stone path to the rear, where there is a gate to the shared driveway beyond.

### 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: F

(Energy Performance Certificate)

### DIRECTIONS

From Bromsgrove town centre: take Worcester Road and take the fourth turning on the right into Shrubbery Road. Take the first turning on the left into Dovecote Road, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2301/D3

The property more particularly comprises:

An open porch with a built-in store cupboard and an obscure single glazed front door opening to the RECEPTION HALL having stairs to the first floor, doors to kitchen and living room, recently fitted electric radiator with independent timer and ceiling light point.

### FITTED KITCHEN 9'4" x 9'4" (2.84m x 2.84m)

(Measurements include units & recesses) having base and wall units with work top surfaces, single bowl/single drainer sink with vegetable preparation bowl and recesses for cooker, freezer, fridge, washing machine and tumble dryer. Double glazed window to front, serving hatch to living room, recently fitted electric radiator with independent timer and ceiling light point.

### LIVING ROOM 17'0" x 15'10" (5.18m x 4.83m)

(Measurements include cupboard & chimney breast) having a feature fireplace, double glazed window to rear, sliding double glazed patio door to rear garden, two recently fitted electric radiator with independent timer, TV aerial point, ceiling light point and an under stair store cupboard.

From the hall, the stairs with handrail lead up to the FIRST FLOOR LANDING having an access hatch to loft, ceiling light point and an airing cupboard housing the hot water tank.

### BEDROOM ONE 14'10" x 8'8" < 9'6" (4.52m x 2.64m < 2.90m)

(Measurements include wardrobe & recess) having a five door wardrobe built-in across one wall with cupboards over, double glazed window to rear, recently fitted electric radiator with independent timer and ceiling light point.

### BEDROOM TWO 11'8" x 8'11" < 9'6" (3.56m x 2.72m < 2.90m)

(Measurements include recess) having a double glazed window to front, recently fitted electric radiator with independent timer and ceiling light point.

### BEDROOM THREE 9'9" x 6'10" (2.97m x 2.08m)

having a double glazed window to rear, recently fitted electric radiator with independent timer and ceiling light point.



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