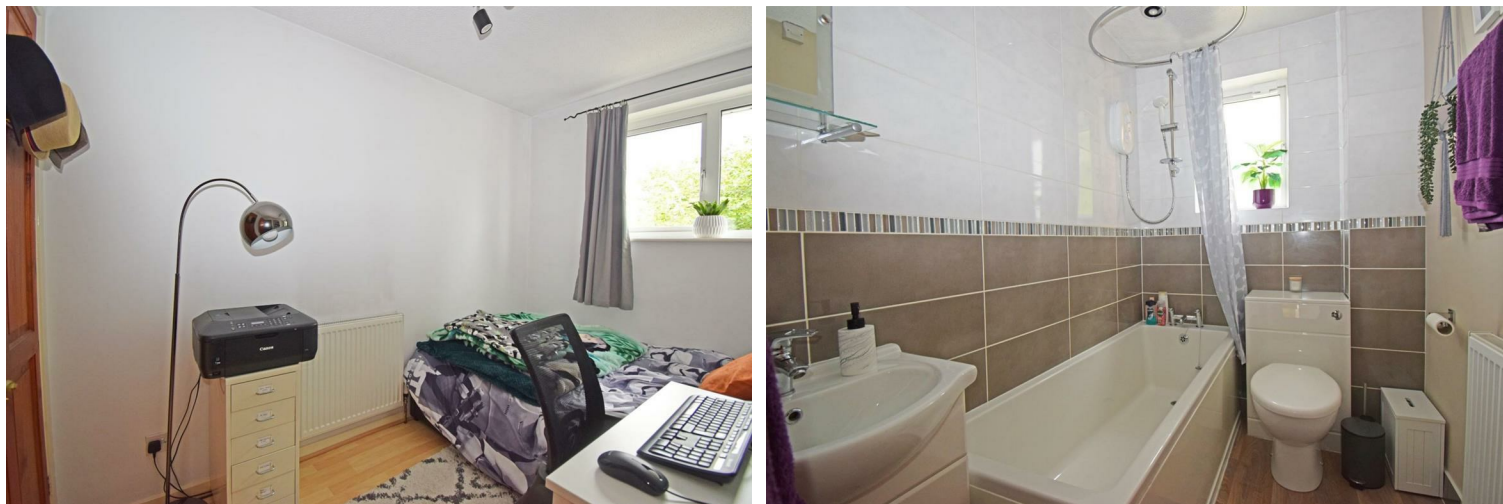


Network of prominent offices providing sales coverage for the following towns and surrounding villages:

Alcester; Alvechurch; Barnt Green; Bewdley; Birmingham (South); Bromsgrove; Chaddesley Corbett; Droitwich Spa; Evesham; Kidderminster; Malvern; Pershore; Redditch; Rubery; Stourport-on-Severn; Studley; Upton-on-Severn; Worcester



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



23 Hill Lane, Bromsgrove, Worcestershire, B60 2BP

This freehold mid-terraced house is situated in a convenient location close to the facilities of the town centre and within walking distance of the railway station. The house has a private tiered garden with a south easterly aspect and offers well appointed accommodation and off-road parking for one car.



Price £200,000

ampsales@allan-morris.co.uk

01905 969659

0121 445 5209

01527 874646

www.allan-morris.co.uk

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 house**
- **Freehold tenure**
- **Two bedrooms**
- **Refitted bathroom**
- **Living room**
- **Refitted kitchen**
- **Hallway and porch**
- **PVC double glazing & gas CH**
- **One car drive**
- **Private south easterly garden**

The property more particularly comprises:

A single glazed enclosed porch with ceiling light point and front door with obscure glazed panels opening to the RECEPTION HALL having a door to the living room, radiator, vinyl flooring, ceiling light point and a sliding door to:

FITTED KITCHEN 8'3" x 7'1" (2.54m x 2.16m)

(Measurements include units) having a range of contemporary base and wall units with concealed lighting over work top surfaces, single bowl/single drainer sink, recess for fridge/freezer, recess for washing machine, built-in electric oven and four ring gas hob with cooker hood over. Part tiled walls, double glazed window to front, and ceiling light point.

LIVING ROOM 18'6" x 20'5" x 12'2" (5.64m x 6.22m x 3.71m)

(Measurements include stairs & recesses) having a feature fireplace with an electric fire, double glazed window to rear, twin double glazed French doors to rear garden, radiator, dado rail, telephone point, and ceiling light point.

From the living room, the stairs with handrail and dado rail lead up to the FIRST FLOOR LANDING having a built-in cupboard with slatted shelving, ceiling light point and an access hatch to the PART BOARDED LOFT having a rechargeable motion sensor light and housing the 'Ferrolti' combination boiler, installed in 2006 by the previous owner.

BEDROOM ONE 13'0" x 8'10" x 12'2" (3.96m x 2.69m x 3.71m)

(Measurements include recess) having a double glazed window to rear, dado rail, radiator, vinyl flooring, ceiling light point and a large recess providing space for wardrobe and chest of drawers.

BEDROOM TWO 10'4" x 6'10" (3.15m x 2.08m)

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

BATHROOM 7'5" x 5'1" (2.26m x 1.55m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with cupboard below; and a panelled bath with shower over. Part tiled walls, obscure double glazed window to front, radiator, shaver point and four inset ceiling spotlights, one with extractor fan.

OUTSIDE

PARKING

To the front, there is a gravel drive providing off-road parking for one car. From the drive, the porch is approached over paved steps.

GARDENS

To the front of the house there are two gravelled areas behind brick walls with timber railings to one side and ivy bush to the other. To the rear, the property benefits from a private tiered garden with south easterly aspect and briefly comprising: a slate chipping patio to the rear of the house and three paved steps leading up between two shrubbery beds to a slate chipping terrace, from which seven slate chipping steps lead up around the side of a large shrubbery to a further terrace with shrubs and a raised planter.

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 New Road and turn right at the top of the hill into The Crescent. Turn first left continuing along The Crescent. At the end of the road turn right into Old Station Road, then left into Ednall Lane, which leads around into Hill Lane, where the property will be found on the left, as indicated by the agent's 'for sale' board.

AMP:2424/D1



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

Plan produced using PlanUp.