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Allan Morris

estate agents



36 Leadbetter Drive, Crofters Mead, Bromsgrove, Worcestershire, B61 7JG

This freehold detached family home is situated in a desirable residential area overlooking Sanders Park to the front and is within walking distance of the popular local schools and facilities of the town centre. The house offers potential for extension, subject to planning permission.



Price £475,000 '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

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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.



- Freehold detached family home
- Four bedrooms & Family bathroom
- Landing with study area
- Reception hall with toilet off
- Large lounge
- Dining Room
- Fitted kitchen
- Double garage with Utility room off
- Corner plot with views over Sanders Park
- PVC double glazing & Gas CH

The property more particularly comprises:

A double glazed enclosed porch with tiled floor, wall light point and an obscure double glazed front door opening to:

RECEPTION HALL 11'6" x 5'3" < 13'5" (3.51m x 1.60m < 4.09m)

(Measurements include stairs) having stairs to first floor, under stair cupboard, radiator, doors to garage, lounge and kitchen, two wall light points and a door to:

CLOAKROOM 5'9" x 4'11" (1.75m x 1.50m)

(Measurements include suite) having a white low flush w/c and pedestal wash hand basin with tiled splashback. Tiled flooring, obscure double glazed window to front, mirror with vanity light and shaver point, radiator and an inset ceiling spotlight.

LOUNGE 21'5" x 11'6" (6.53m x 3.51m)

Having two large double glazed windows to front with views over Sanders Park, both with tilt-and-slide patio doors. Two radiators, dado rail, two TV aerial points, ceiling coving, two ceiling light points and a door to:

DINING ROOM 13'9" x 7'9" (4.19m x 2.36m)

Having twin double glazed French doors to the rear garden, radiator, ceiling coving, four wall light points and a door to:

FITTED KITCHEN 13'9" x 7'5" (4.19m x 2.26m)

(Measurements include units) having base and wall units with concealed lighting over work top surfaces, breakfast bar, single bowl/single drainer sink with vegetable preparation bowl, recess for dishwasher, integrated fridge, built-in electric oven and four ring gas hob with cooker hood over. Part tiled walls, double glazed window overlooking the rear garden, radiator, and six inset ceiling spotlights.

From the hall, the stairs with balustrade and high double glazed window to side lead up to the FIRST FLOOR LANDING having a double glazed window to side, built-in airing cupboard, ceiling coving, four wall light points and an access hatch with pull-down ladder to the part boarded loft with light point.

BEDROOM ONE 12'2" x 9'11" < 12'1" (3.71m x 3.02m < 3.68m)

(Measurements include wardrobe) having a built-in wardrobe, double glazed window to front with views over Sanders Park, radiator and ceiling light point.

BEDROOM TWO 9'10" x 8'9" (3.00m x 2.67m)

Having a double glazed window to front with views over Sanders Park, radiator and ceiling light point.

BEDROOM THREE 10'1" x 9'2" (3.07m x 2.79m)

Having a double glazed window overlooking the rear garden, radiator and ceiling light point.

BEDROOM FOUR 10'9" x 6'8" (3.28m x 2.03m)

Having a double glazed window overlooking the rear garden, radiator and ceiling light point.

BATHROOM 7'0 x 6'2" (2.13m x 1.88m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a corner bath with a shower over. Tiled walls and flooring, obscure double glazed window to side, radiator and three inset ceiling spotlights.

OUTSIDE

DOUBLE GARAGE 17'8" x 16'2" (5.38m x 4.93m)

(Door width 13'11" 4.25m) having a remote controlled roll over sectional garage door to front, concrete base, door to hall, light and power points and a door to:

UTILITY 11'2" x 7'8" (3.40m x 2.34m)

(Measurement include unit) having a base unit with work top surface, single bowl/single drainer sink with vegetable preparation bowl and recess for washing machine, double glazed windows to side and rear overlooking the rear garden, obscure double glazed window and door to a COVERED STORAGE AREA to side, ceiling light point and gates to drive and rear garden.

PARKING

The garage is approached over a block paved drive, providing off-road parking.

GARDEN

The property benefits from a private rear garden, comprising: a paved patio to rear of the house, with a low wall and two steps up to the lawn beyond. A path leads along the side where a gate opens to the front. On the other side there is a covered storage area to the side of the utility room, from which gates opens to the drive and rear garden.

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: E

(Bromsgrove District Council)

EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre: take the A448 Kidderminster Road, continue past Sanders Park, then take the first turning on the right into Dawson Road, then first right into Leadbetter Drive, where the property will be found at the bottom of the road on the right, as indicated by the agent's 'for sale' board.

AMP:2429/D1



Ground Floor

First Floor

Not to scale.

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