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# Allan Morris

estate agents



24 The Furrows, Stoke Heath, Bromsgrove, Worcestershire, B60 3QX

This freehold link-detached family home enjoys a good sized rear garden with a lovely westerly aspect and is situated in a desirable residential area. The house offers potential for modernisation and space for extension (subject to planning permission), with good off-road parking.



Price £279,950 '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 link-detached family home
- Three bedrooms
- Bathroom
- Lounge
- Dining room
- Fitted kitchen
- Hall with store room
- Good sized westerly garden
- PVC double glazing & Gas CH
- Integral garage

The property more particularly comprises:

An obscure double glazed front door opening to the RECEPTION HALL having stairs to the first floor, doors to lounge, dining room and store room, an arch to the kitchen, a built-in cloaks cupboard, tiled flooring, telephone point, radiator, ceiling coving and two ceiling light points.

#### STORE ROOM 4'10" x 3'5" (1.47m x 1.04m)

Having an obscure double glazed window to front, tiled flooring and a ceiling light point.

#### DINING ROOM 12'6" x 7'7" (3.81m x 2.31m)

Having a double glazed window to rear, radiator, TV aerial point, ceiling coving and a ceiling light point.

#### LOUNGE 16'6" x 12'0" (5.03m x 3.66m)

(Measurements include fireplace) having a feature fireplace, double glazed window to rear, double glazed door to rear garden, two radiators, two TV aerial points, ceiling coving and a ceiling light point.

#### FITTED KITCHEN 10'1" x 8'2" (3.07m x 2.49m)

(Measurements include units) having base and wall units with worktop surfaces, inset sink and vegetable preparation bowl, integrated dishwasher, a concealed recess with washing machine, recess with cooker and integrated cookerhood over. Tiled walls and flooring, double glazed window to front, ceiling coving, ceiling light point and a cupboard housing the wall mounted 'Worcester' gas-fired boiler.

From the hall, the stairs with handrails lead up to the FIRST FLOOR LANDING having an access hatch to the loft, ceiling coving and a ceiling light point.

#### BEDROOM ONE 12'5" x 9'9" < 12'11" (3.78m x 2.97m < 3.94m)

(Measurements include wardrobes) having a built-in double wardrobe to either side of the space for a double bed, built-in cupboard, double glazed window to rear, radiator, ceiling coving and a ceiling light point.

#### BEDROOM TWO 9'1" < 12'11" x 8'4" (2.77m < 3.94m x 2.54m)

(Measurements exclude cupboard) having a double glazed window to front, radiator, ceiling coving, ceiling light point and a built-in airing cupboard with slatted shelving and housing the hot water tank.

#### BEDROOM THREE 9'8" x 6'6" (2.95m x 1.98m)

Having a double glazed window to rear, radiator, ceiling coving and a ceiling light point.

#### BATHROOM 7'0" x 5'5" (2.13m x 1.65m)

(Measurements include suite) having a cream suite, comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with shower and screen over. Tiled walls and flooring, obscure double glazed window to front, chrome towel rail radiator, ceiling coving and three inset ceiling spotlights.

#### OUTSDIE

#### GARAGE 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, concrete base, water tap, light and power points.

#### PARKING

To the front, the house and garage are approached over a block paved drive, providing off-road parking for three cars. A paved pathway leads along the side of the house to the rear, where a gate opens to the rear garden.

#### GARDEN

The property benefits from a good sized rear garden with a lovely westerly aspect that has been landscaped for ease of maintenance.

#### 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: D

(Bromsgrove District Council)

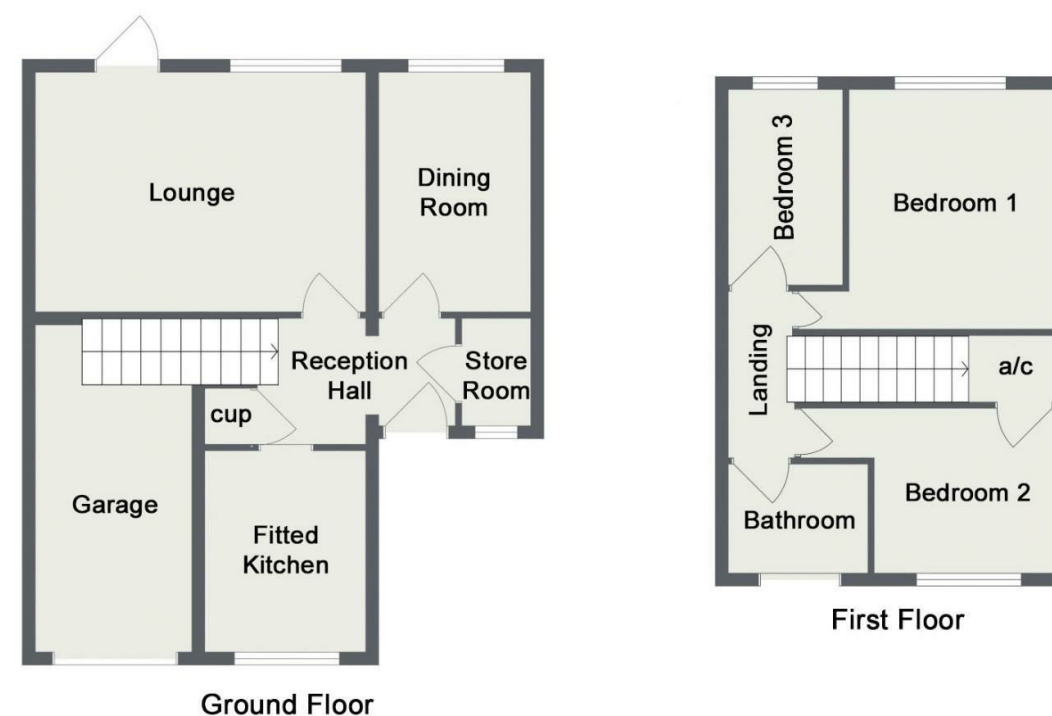
#### EPC RATING: D

(Energy Performance Certificate)

#### DIRECTIONS

From Bromsgrove town centre: take Worcester Road, past Bromsgrove School. At the mini island take the second exit into Rock Hill, then take the second turning on the left into Hanbury Road. Take the first turning on the left into Wheatridge Road, then second right into The Furrows, then first right where the property will be found at the head of the cul-de-sac, as indicated by the agent's 'for sale' board.

AMP:2428/D1



Not to scale.

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