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# Allan Morris

estate agents



## Rose Cottage, 45 Fairfield Road, Bournheath, Worcestershire, B61 9JW

This freehold period detached cottage is situated in a desirable village on the outskirts of Bromsgrove and is set in a plot of approximately 0.23 acre with delightfully landscaped gardens having lovely southerly and westerly aspects. The cottage offers surprisingly spacious and well appointed accommodation of approximately 2,000sqft.



Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677  
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Price £775,000

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#### AGENT'S NOTE

We are informed by the seller that the property was subject to some flooding in 2007, shortly after the current owners purchased the property. However, they then carried out improvement works to the culvert and drainage in the garden and the council have also carried out substantial improvements to the drains at the crossroads. Following these improvement works the seller confirms that the property has not suffered any further flooding.

#### 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: G

(Bromsgrove District Council)

##### EPC RATING: to be confirmed

(Energy Performance Certificate)

##### DIRECTIONS

From Bromsgrove town centre: take the B4091 Stourbridge Road, proceed out of Bromsgrove and under the M42 bridge. Take the second turning left into Rocky Lane, proceed across the bridge over the M5 and turn right at the crossroads into Fairfield Road, where the property will be found on the left just before the next crossroads, as indicated by the agent's 'for sale' board.

AMP:2427/D1

## Rose Cottage 45 Fairfield Road Bournheath Worcestershire B61 9JW

#### GENERAL DESCRIPTION

**This freehold period detached cottage is situated in a desirable village on the outskirts of Bromsgrove, convenient for commuting to Birmingham and The Black Country, the national motorway network and the facilities of Bromsgrove.**

**The cottage stands in a plot of approximately 0.23 acre with a delightfully landscaped private garden, enjoying lovely southerly and westerly aspects. The property benefits from a large detached double garage with a toilet, two driveways providing off-road parking for up to six cars and a gated area to the rear providing space ideal for parking a boat, caravan or motorhome.**

**The cottage offers well appointed and surprisingly spacious accommodation of approximately 2,000sqft, comprising:**

#### Ground Floor

**A reception hall with a large fitted cloakroom off; an inglenook sitting room; large lounge; dining room; fitted breakfast kitchen; utility room; and a porch.**

#### First Floor

**A landing leading to a large double bedroom with fitted furniture and an en suite shower room; large double bedroom with fitted furniture and a large walk-in wardrobe; large double bedroom with fitted furniture; and a**



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

Viewing is strictly by prior appointment via:

Allan Morris & Peace, Mid Worcestershire to South Birmingham Hub

Telephone: 0121 445 5209 or 01527 874646 or 01905 797755

or Email: [ampsales@allan-morris.co.uk](mailto:ampsales@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.



The property more particularly comprises:

A canopy porch with a door opening to:

**ENTRANCE HALL 9'3" x 7'1" (2.82m x 2.16m)**

Having an opening to the inglenook sitting room, radiator, ceiling light point and a door to:

**LARGE FITTED CLOAKROOM 9'1" x 7'7" (2.77m x 2.31m)**

(Measurements include suite & cupboards) having a white low flush w/c and wash hand basin set in a vanity unit, fitted floor to ceiling cupboards across one wall, obscure double glazed bow window to rear, tiled flooring, radiator, electric chrome towel rail radiator, ceiling light point and an access hatch with pull-down ladder to roof space.

**INGLENOOK SITTING ROOM 16'0" x 11'7" (4.88m x 3.53m)**

(Measurements include inglenook) having a delightful inglenook with fireplace, tiled hearth and concealed lighting, obscure double glazed window to front, bi-fold glazed doors to lounge, door to kitchen, two radiators, lit display alcove, feature beamed ceiling, two wall light points and a door to:

**DINING ROOM 16'0" x 8'9" (4.88m x 2.67m)**

Having double glazed window to side, double glazed bow window to other side, radiator, feature beamed ceiling, three wall light points and ceiling light point.

**LARGE LOUNGE 21'3" x 18'7" (6.48m x 5.66m)**

(Measurements include steps & recesses) having a fireplace with a wood burning stove and tiled hearth, two double glazed windows to front, two small leaded and stained glass windows to side, double glazed window with twin French doors opening to the rear garden, two radiators, understairs store cupboard, door to stairs to first floor, a lit display alcove, feature beamed ceiling and six wall light points.

**FITTED BREAKFAST KITCHEN 15'4" x 14'0" (4.67m x 4.27m)**

(Measurements include units) having a range of base and wall units with concealed lighting over granite work top surfaces, single bowl/single drainer sink with vegetable preparation bowl, integrated dishwasher, integrate fridge/freezer, drawer with fold out ironing board, built-in electric oven and five ring gas hob with cookerhood over and a matching island with granite top incorporating a breakfast bar. Tiled flooring, door to utility room, double glazed windows to side and rear, radiator, feature beamed ceiling, two ceiling light points, twelve inset ceiling spotlights and a door to PORCH having tiled walls and floor, door to side, a small single glazed window to both front and rear and a ceiling light point.

**UTILITY ROOM 9'2" x 6'5" (2.79m x 1.96m)**

(Measurement include units) having base and wall units with a worktop surface, single bowl/single drainer sink and recess for washing machine and tumble dryer. Part tiled walls, tiled flooring, double glazed window to side, stable door to rear garden, radiator and three inset ceiling spotlights.

From the lounge, a door opens to the stairs with handrail leading up to the FIRST FLOOR LANDING having doors to three large double bedrooms and the large bathroom, an access hatch to the loft, exposed beams, three ceiling light points and a large airing cupboard housing the hot water tank and wall mounted 'Worcester' boiler, installed in October 2018.

**BEDROOM ONE 18'7" x 12'3" < 14'2" (5.66m x 3.73m < 4.32m)**

(Measurements include fitted furniture & recess) having a range of fitted furniture, comprising: wardrobes and drawer unit to either side of the bed space with two reading lights and cupboards over; a double wardrobe; dressing table, sixteen drawer chest; and a double cupboard. Two double glazed dormer windows to front, double glazed dormer window to rear, radiator, exposed beams, six inset ceiling spotlights and a door to:

**EN SUITE SHOWER ROOM 7'3" x 4'11" (2.21m x 1.50m)**

(Measurements include suite) having a white suite comprising: a 'Saniflow' low flush w/c and wash hand basin set in a vanity unit; and a corner shower cubicle. Part tiled walls, tiled flooring, chrome towel rail radiator and four inset ceiling spotlights, one with extractor fan.

**BEDROOM TWO 12'2" x 11'8" (3.71m x 3.56m)**

(Measurements include fitted furniture) having fitted furniture comprising: a fitted headboard with chest of drawers to both sides; and two further chest of drawers. Double glazed window to side, radiator, two wall lights points, six inset ceiling spotlights and a door to:

**LARGE WALK-IN WARDROBE 11'5" x 4'1" (3.48m x 1.24m)**

(Measurements include shelves & rails) having fitted shelving and hanging rails and three inset ceiling spotlights.

**BEDROOM THREE 16'0" x 8'10 < 12'2" (4.88m x 2.69m < 3.71m)**

(Measurements include fitted furniture) having a fitted four door wardrobe with cupboards over and wall cupboards over the bed space. Double glazed windows to both sides, two radiators, wall light point and ceiling light point.

**LARGE FAMILY BATHROOM 11'4" x 9'5" (3.45m x 2.87m )**

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin set in a vanity unit; panelled bath with central mixer tap; and a shower cubicle. Tiled walls and flooring, obscure double glazed dormer window to side. obscure double glazed window to rear, radiator, chrome towel rail radiator and six inset ceiling spotlights, one with extractor fan.

### OUTSIDE

**LARGE DETACHED DOUBLE GARAGE 21'6" x 21'5" (6.55m x 6.53m)**

(Door width 13'8" 4.17m) having a remote controlled up-and-over door to front, concrete base with coal store, two obscure single glazed windows to side, two obscure single glazed windows to rear, light and power points and a door to the TOILET having a white low flush w/c and wash hand basin, obscure single glazed window to rear, light and power points.

### PARKING

To the front of the garage there is a drive providing off-road parking for up to two cars, accessed from the shared tarmac driveway. From the shared driveway, there are double gates at the rear of the property opening to an area ideal for parking a boat, caravan or motorhome. From Fairfield Road, there is a second larger block paved drive providing off-road parking to the side of the cottage for four cars, to the rear of which there is a wall with a gate to the rear garden and an opening to a walled block paved courtyard to the front of the cottage. From the shared driveway there is a lychgate opening to a pathway to the front door.

### GARDEN

The property benefits from a good sized and private rear garden, with lovely south and westerly aspects, that has been beautifully landscaped containing a wealth of plants and shrubs, comprising: a paved patio across the rear of the cottage with a low brick wall, beyond which is a lawn with a raised bed to the rear. From the lawn there is a paved path to the decking covered culvert, beyond which there is a tiered garden with four patio areas with connecting pathways around the well stacked shrubbery beds. There are wall light points and PIR lights around the cottage. To the side of the garden there is:

**LARGE TIMBER SUMMER HOUSE 15'8" x 13'5" (4.78m x 4.09m)**

(Measurements include units) having base and wall units across one wall with a work top surface, double glazed windows to front and side, twin double glazed doors to front, light and power points.