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# Allan Morris

estate agents



7 Nailers Close, Stoke Heath, Bromsgrove, Worcestershire, B60 3PL

This freehold detached family home offers deceptively spacious and well appointed accommodation of approximately 1,280sqft, excluding garage. The house occupies a good sized plot in a desirable residential area within walking distance of the popular local schools.



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

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Price £435,000

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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.



- Freehold detached family home
- Deceptively spacious accommodation
- Four bedrooms
- En suite shower room
- Family bathroom
- Hallway with toilet off
- Lounge
- Fitted kitchen & Dining room
- Utility & Single garage
- PVC double glazing & gas CH

### BEDROOM THREE 12'10" x 8'10" (3.91m x 2.69m)

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

### BEDROOM FOUR 13'0" x 6'10" < 9'9" (3.96m x 2.08m < 2.97m)

(Measurements include stairwell) having a double glazed window to front, radiator and ceiling light point.

### FAMILY BATHROOM 6'6" x 6'4" (1.98m x 1.93m)

(Measurements include suite) having a suite comprising: a low flush w/c; pedestal wash hand basin; a panelled bath with mixer tap and shower head fitting. Part tiled walls, obscure double glazed window to side, radiator and ceiling light point.

### OUTSIDE

#### GARAGE 16'11" x 8'8" (5.16m x 2.64m)

(Door width 7'0" 2.13m) Having a metal up-and-over door to front, concrete base, water tap, light and power points.

### PARKING

The house and garage are approached over a block paved drive providing off-road parking for up to three cars side-by-side. A gate opens to a wide paved pathway, with useful space for bin storage, along the side to the rear.

### GARDENS

The property benefits from a good sized rear garden, comprising: a paved patio with a water tap, across the rear of the house, beyond which is a lawn with raised gravelled beds across the rear. The patio extends to a further paved patio along the side of the house with a step down to a paved area providing space for a good sized garden shed.

### 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 Worcester Road, at the mini island take the second exit into Rock Hill. Just over the brow of the hill turn left into Hanbury Road, then first left into Wheatridge Road. Turn fourth left into Nailers Close, where the property will be found on the left, as indicated by the agent's 'for sale' board.

AMP:2430/D1

The property more particularly comprises:

A canopy porch with a double glazed front door opening to the RECEPTION HALL having stairs to first floor, doors to garage, dining room and utility room, radiator, 'Karndean' flooring, ceiling light point and a door to:

#### FITTED CLOAKROOM

Having a white low flush w/c and wash hand basin with tiled splashback. Tiled flooring, obscure double glazed window to front, radiator and ceiling light point.

#### UTILITY ROOM 6'8" x 5'10" (2.03m x 1.78m)

(Measurements include worktop) having a worktop surface with space below for washing machine and tumble dryer. Double glazed window to side, space for freezer, ceiling light point and a wall mounted 'Vaillant' combination boiler, installed May 2010.

#### DINING ROOM 11'10" x 8'11" < 13'0" (3.61m x 2.72m < 3.96m)

Having a double glazed window to side, double glazed door to side, 'Karndean' flooring, radiator, obscure glazed double doors to lounge, ceiling light point and an arch opening to:

#### FITTED KITCHEN 9'11" x 8'10" (3.02m x 2.69m)

(Measurements include units) having a range of base and wall units with concealed lighting over worktop surfaces, single bowl/single drainer sink with vegetable preparation bowl, integrated dishwasher, integrated full height fridge, built-in electric double oven with warming drawer and built-in five ring gas hob with cookerhood over. Double glazed window to rear, 'Karndean' flooring and eight inset ceiling spotlights.

#### LOUNGE 17'4" x 12'10" (5.28m x 3.91m)

(Measurements include recess) having a contemporary feature fireplace with a coal effect gas fire, double glazed sliding patio doors to the rear garden, radiator, TV aerial point, four wall light points and ceiling light point.

From the hall, the stairs with balustrade lead up to the FIRST FLOOR LANDING having an obscure double glazed window to side, a large built-in airing cupboard with double doors, radiator, two ceiling light points, and an access hatch with a pull-down ladder to the part boarded loft with power point and light point.

#### BEDROOM ONE 13'2" < 15'3" x 11'9" (4.01m < 4.65m x 3.58m)

Having a double glazed window to rear, radiator, ceiling light point and a door to:

#### EN-SUITE SHOWER ROOM 7'6" x 4'6" (2.29m x 1.37m)

(Measurements include suite) having a suite comprising: a low flush w/c and wash hand basin set in a vanity unit; and a shower cubicle. Part tiled walls, obscure double glazed window to side, radiator and ceiling light point.

#### BEDROOM TWO 12'9" < 15'4" x 10'3" (3.89m < 4.67m x 3.12m)

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



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

Plan produced using PlanUp.