

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.



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 semi-detached family home**
- **Three bedrooms**
- **Refitted bathroom**
- **Hallway with refitted cloakroom**
- **Lounge**
- **Dining room**
- **Refitted kitchen**
- **Double glazed conservatory**
- **PVC double glazing & gas CH**
- **Views across to reservoir & park**

The property more particularly comprises:

An enclosed double glazed porch with a wall light point and an obscure double glazed front door opening to the RECEPTION HALLWAY having stairs to first floor, doors to lounge and kitchen, understairs cupboard, obscure double glazed window to side, radiator, ceiling coving, two ceiling light points and a door to:

REFITTED CLOAKROOM

Having a white low flush w/c and wash hand basin with cupboards below and tiled splashback. Tiled floor, obscure double glazed window to front, radiator and four inset ceiling spotlights.

LOUNGE 15'7" x 9'7" < 10'10" (4.75m x 2.92m < 3.30m)

Having a double glazed bow window to front, TV aerial point, ceiling coving and two ceiling light points.

REFITTED KITCHEN 10'10" x 6'8" < 9'3" (3.30m x 2.03m < 2.82m)

(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 fridge, recess for washing machine, built-in electric oven and built-in four ring gas hob with a cookerhood over. Part tiled walls, double glazed window to rear, eight inset ceiling spotlights and a door to:

DINING ROOM 10'10" x 8'2" < 10'9" (3.30m x 2.49m < 3.28m)

Having wood flooring, radiator, TV aerial point, ceiling coving, ceiling light point and twin double glazed French doors opening to:

DOUBLE GLAZED CONSERVATORY 10'8" x 9'9" (3.25m x 2.97m)

Having double glazed windows overlooking the rear garden, radiator, power points and a light point with fan.

From the hallway, the stairs with balustrade lead up to the FIRST FLOOR LANDING having an obscure double glazed window to side, access hatch to loft, ceiling light point and built-in airing cupboard housing the wall mounted 'Worcester' gas-fired combination boiler, installed in October 2023.

BEDROOM ONE 14'8" x 10'6" (4.47m x 3.20m)

Having a radiator, ceiling light point and a double glazed window to rear with pleasant views across to the reservoir and over to the park.

BEDROOM TWO 12'0" x 8'8" < 10'7" (3.66m x 2.64m < 3.23m)

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

BEDROOM THREE 9'0" x 7'5" (2.74m x 2.13m;1.52m)

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