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# Allan Morris

estate agents



**21 Platform Road, Aston Fields, Bromsgrove, Worcestershire, B60 3SN**

This freehold detached family house offers spacious and well appointed accommodation and enjoys a private rear garden with a lovely south easterly aspect. The property benefits from a double garage, PVC double glazing and gas-fired central heating.



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



**Price £775,000**

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## 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: F

(Bromsgrove District Council)

### ESTATE MANAGEMENT CHARGE

There is an estate management charge payable to Betts Estates, currently £193.20 per annum, for the upkeep of the road and open space areas.

### EPC RATING: B

(Energy Performance Certificate)

### DIRECTIONS

From Bromsgrove town centre: take New Road and proceed straight on at the traffic lights, continuing along New Road. At the island at the top of the road turn left into Finstall Road, then first right into St Godwalds Road and first right into Rutherford Road. Turn first left into Platform Road, where the property will be found on the left.

AMP:2436/D1

**21 Platform Road  
Aston Fields  
Bromsgrove  
Worcestershire  
B60 3SN**

## GENERAL DESCRIPTION

**This freehold detached family home, built by Redrow Homes in 2015, is situated in a desirable residential area, within walking distance of the popular local schools, railway station and amenities of Aston Fields.**

**The property enjoys private gardens with a lovely south easterly aspect that back on to the cricket, tennis and hockey club grounds. The house has PVC double glazing and gas-fired central heating and offers well appointed and spacious accommodation, comprising:**

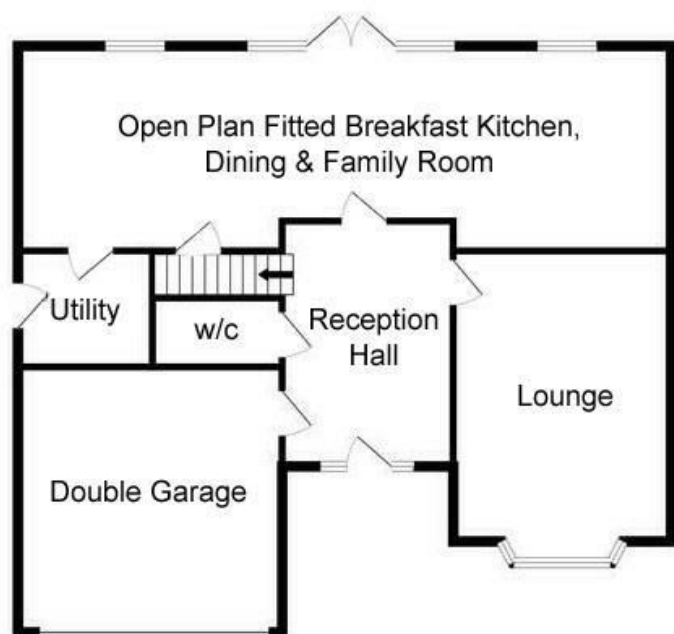
### Ground Floor

**Reception hall; fitted cloakroom; lounge; open plan fitted breakfast kitchen, dining & family room; and a utility room.**

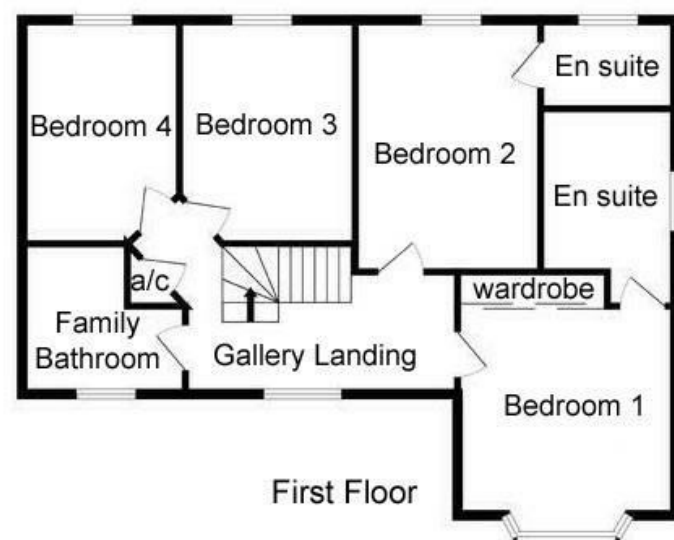
### First Floor

**A gallery landing; four double bedrooms; two en suite shower rooms; and a family bathroom.**

**In addition the property benefits from a double garage and off-road parking for two cars side-by-side and is convenient for commuting to Birmingham and Worcester, the national motorway network and the facilities of Bromsgrove town centre.**



Ground Floor



First Floor

Not to scale.

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

**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:

An open porch with an inset ceiling spotlight and a double glazed front door opening to:

**RECEPTION HALL 13'7" x 6'4" < 9'7" (4.14m x 1.93m < 2.92m)**

(Measurements include stairs) having stairs to the first floor, doors to garage, lounge and kitchen/family room, radiator, ceiling light point and a door to:

**FITTED CLOAKROOM 7'4" x 3'9" < 4'8" (2.24m x 1.14m < 1.42m)**

(Measurements include suite) having a white low flush w/c and wash hand basin, radiator, extractor fan and two inset ceiling spotlights.

**LOUNGE 17'8" x 11'11" (5.38m x 3.63m)**

(Measurements include bay) having a feature fireplace, double glazed bay window to front, radiator, TV aerial point, satellite point, data cable point, telephone point, ceiling coving and ceiling light point.

**OPEN PLAN FITTED KITCHEN, DINING & FAMILY ROOM 36'2" x 11'4" < 15'3" (11.02m x 3.45m < 4.65m)**

(Measurements include units)

**FAMILY ROOM AREA 13'0" x 11'5" (3.96m x 3.48m)**

Having a double glazed window to rear, radiator, TV aerial point, telephone points, satellite point, data cable point, two 'Bose' inset ceiling audio speakers, ceiling light point and opening to:

**DINING ROOM AREA 13'7" x 11'10" (4.14m x 3.61m)**

(Measurements include door recess) having a double glazed window with double French doors opening to the rear garden, understairs store cupboard, housing the data cable hub, radiator, two 'Bose' inset ceiling audio speakers, ceiling light point and opening to:

**FITTED BREAKFAST KITCHEN AREA 15'3" x 11'2" (4.65m x 3.40m)**

(Measurements include units) having a range of base and wall units with quartz worktop surfaces incorporating a breakfast bar, integrated dishwasher, two integrated fridge/freezers and built-in electric oven and grill oven and a built-in six ring gas hob with integrated tiled splashback, cookerhood and six spotlights over. Double glazed window to rear, six inset ceiling spotlights and a door to:

**UTILITY ROOM 6'2" x 6'0" (1.88m x 1.83m)**

(Measurements include units) having base and wall units with a quartz worktop surface, 'Belfast' sink and recesses for washing machine and tumble dryer. Obscure double glazed door to side, radiator, extractor fan, two inset ceiling spotlights and a cupboard housing the wall mounted 'Idea;l' gas-fired boiler.

From the hall, the stairs lead up to the FIRST FLOOR GALLERY LANDING having a double glazed window to front, radiator, access hatch to loft, two ceiling lights points and a built-in cupboard housing the pressurised hot water tank.

**BEDROOM ONE 13'1" < 16'10" x 11'11" (3.99m < 5.13m x 3.63m)**

(Measurements include wardrobe and bay) having a built-in wardrobe with four sliding doors, double glazed bay window to front, radiator, TV aerial point, satellite point, data cable point, telephone point, two 'Bose' inset ceiling audio speakers, ceiling light point and a door to:

**EN SUITE SHOWER ROOM 8'9" < 10'9" x 6'4" (2.67m < 3.28m x 1.93m)**

(Measurements include suite) having a white low flush w/c and wash hand basin, and a large shower area with glass screen. Tiled walls and flooring, obscure double glazed window to side, chrome towel rail radiator, extractor fan, shaver point, two 'Bose' inset ceiling audio speakers and four inset ceiling spotlights.

**BEDROOM TWO 14'2" x 9'0" < 10'4" (4.32m x 2.74m < 3.15m)**

(Measurements include recesses) having a recess with fitted drawers, shelving and hanging rail, double glazed window to rear, radiator, TV aerial point, satellite point, data cable point, ceiling light point and a door to:

**EN SUITE SHOWER ROOM 7'3" x 4'6" (2.21m x 1.37m)**

(Measurements include suite and recess) having a white suite comprising: a low flush w/c; wash hand basin; and a shower cubicle. Tiled walls and flooring, obscure double glazed window to rear, chrome towel rail radiator, shaver point, extractor fan and three inset ceiling spotlights.

**BEDROOM THREE 11'4" x 9'4" (3.45m x 2.84m)**

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

**BEDROOM FOUR 11'1" x 8'1" (3.38m x 2.46m)**

Having a double glazed window to rear, radiator, TV aerial point, satellite point, data cable point, two 'Bose' inset ceiling audio speakers and a ceiling light point.

**FAMILY BATHROOM 7'5" x 4'11" < 7'9" (2.26m x 1.50m < 2.36m)**

(Measurements include suite) having a white suite comprising: a low flush w/c; 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, and three inset ceiling spotlights.

### OUTSIDE

**DOUBLE GARAGE 17'3" x 17'0" (5.26m x 5.18m)**

(Door width 13'8" 4.17m) having a metal up-and-over door to front, door to hall, concrete base, light and power points.

### PARKING

To the front, the house and garage are approached over a tarmac drive providing off-road parking for two cars side-by-side.

### GARDENS

The house stands behind a lawn and shrubbery bed behind a red robin hedge. A paved pathway, with a gate, leads along the side to the rear. The property benefits from a private rear garden, backing on to the cricket, tennis and hockey club grounds and having a lovely south easterly aspect, comprising: a paved patio across the rear of the house with a low wall and four steps leading up to the lawn having a soft play area to the rear.