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Allan Morris

estate agents



35 West Road, Stoney Hill, Bromsgrove, Worcestershire, B60 2NQ

This freehold semi-detached family home is situated in a desirable residential area within walking distance of the popular local schools, the facilities of the town centre and the railway station and amenities of Aston Fields. The house stands in good sized private gardens with potential for extension, subject to planning permission.



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 £425,000

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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 semi-detached family home
- Two double bedrooms & an Attic bedroom
- Family bathroom
- Reception hallway
- Lounge
- Fitted kitchen & Dining room
- Utility room
- Short garage/store
- PVC double glazing & gas CH
- Private garden & off-road parking

The property more particularly comprises:

A canopy porch with a wall light point and a double glazed front door opening to the RECEPTION HALLWAY having stairs to first floor, doors to lounge and kitchen, an understairs cloaks alcove with light point, radiator, wood flooring and wall light point.

LOUNGE 15'5" x 11'11" (4.70m x 3.63m)

(Measurements include bay & recesses) having a fireplace with a wood burning stove, double glazed bay window to front, radiator, engineered oak flooring, TV aerial point, ceiling coving, three wall light points and ceiling light point.

FITTED KITCHEN 15'4" x 8'3" (4.67m x 2.51m)

(Measurements include units) having a range of base and wall units with worktop surfaces, single bowl/single drainer sink with vegetable preparation bowl, integrated dishwasher, integrated fridge, integrated freezer, built-in electric oven and built-in four ring ceramic hob with integrated cookerhood over. Part tiled walls, tiled flooring, two double glazed windows to rear, double glazed door to rear garden, door to utility, radiator, two ceiling light points and an opening to:

DINING ROOM 11'7" x 11'0" (3.53m x 3.35m)

(Measurements include bay) having a double glazed bay with sliding patio door to the rear garden, engineered oak flooring, radiator, ceiling coving and ceiling light point.

UTILITY ROOM 7'8" x 7'7" (2.34m x 2.31m)

(Measurements include units) having base and wall units with worktop surface, single bowl/single drainer sink and recess for washing machine, door to short garage/store, radiator, ceiling light point and wall mounted 'Baxi' combination boiler, which we are informed by the seller was installed in 2019. The utility was partitioned from the garage to create a utility and short garage/store.

From the hallway, the stairs with handrail lead up to the FIRST FLOOR LANDING having an obscure double glazed window to side, ceiling light point and a door to stairs to the loft conversion.

BEDROOM ONE 18'5" x 10'5" (5.61m x 3.18m)

(Maximum measurements including wardrobe & bay) having a built-in wardrobe with two sliding doors, double glazed bay window to front, double glazed window to front, radiator, ceiling coving, two ceiling light points and a built-in understairs cupboard.

BEDROOM TWO 11'5" x 11'0" (3.48m x 3.35m)

(Measurements include wardrobe) having a fitted six door wardrobe, double glazed window to rear, radiator, ceiling coving and ceiling light point.

BATHROOM 7'4" x 6'9" (2.24m x 2.06m)

(Measurements include suite) having a white suite comprising: a white low flush w/c; wash hand basin with a cupboard below; and a panelled bath with shower and screen over. Tiled walls, tiled flooring, obscure double glazed window to rear, radiator, extractor fan and six inset ceiling spotlights.

From the landing, a door opens to stairs leading up to:

ATTIC BEDROOM THREE 10'3" x 13'7" x 8'1" x 15'4" (3.12m x 4.14m x 2.46m x 4.67m)

(Measurements including stairwell & restricted head height areas) having a double glazed dormer window to rear; wall mounted electric radiator, light and power points, and low access doors to eaves storage to front and side.

OUTSIDE

SHORT GARAGE/STORE 7'10" x 7'7" (2.39m x 2.31m)

Having a metal up-and-over door to front, concrete base, light and power points.

PARKING

To the front, the house and garage are approached over a gravel drive providing off-road parking for up to three cars side-by-side.

GARDEN

The property benefits from a private rear garden, comprising: a paved terrace across the rear of the house, with a water tap and two steps down to a gravelled area, beyond which is a lawn with established beds and borders.

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)

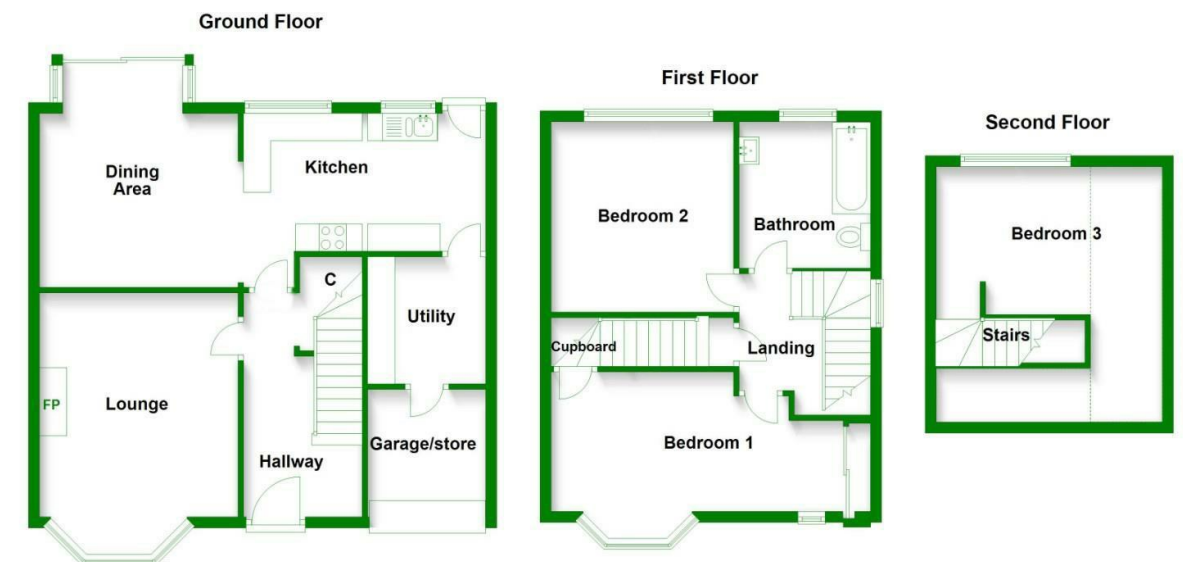
EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre: take New Road, then turn fourth left into East Road and first left into West Road. Follow the road around the right hand bend, where the property will be found on the right.

AMP:2438/D1



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

Plan produced using PlanUp.