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Allan Morris

estate agents



Newlyn, Worcester Road, Wychbold, Worcestershire, WR9 0DF

This freehold detached family home is situated in a desirable village location between Bromsgrove and Droitwich, with private westerly facing gardens backing onto the River Salwarpe and with good off-road parking. There is potential for improvement and modernisation.



Price £375,000 'No Upward Chain'

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

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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.



- **Detached family home**
- **Freehold tenure**
- **Three bedrooms**
- **Bathroom**
- **Hallway**
- **Sitting room**
- **Lounge & dining room**
- **Fitted breakfast kitchen**
- **Large conservatory, utility & workshop**
- **Double garage**

The property more particularly comprises:

An enclosed double glazed porch with obscure double glazed front door opening to the RECEPTION HALLWAY having stairs to the first floor, doors to sitting room, kitchen and lounge & dining room, double glazed window to front, radiator, dado rail, ceiling coving and ceiling light point.

SITTING ROOM 14'0" x 10'11" (4.27m x 3.33m)

(Measurements include bay & recesses) having a period fireplace, double glazed bay window to front, serving hatch to kitchen, two radiators, ceiling coving and ceiling light point.

LOUNGE & DINING ROOM 22'10" x 11'9" (6.96m x 3.58m)

(Measurements include recesses) having a period fireplace with built-in cabinets to both sides, double glazed window to front, double glazed sliding patio doors to rear garden, two radiators, ceiling coving and two ceiling light points.

FITTED KITCHEN 12'7" x 10'0" (3.84m x 3.05m)

(Measurements include units) having base and wall units with work top surfaces, single bowl/single drainer sink with vegetable preparation bowl and an integrated fridge/freezer. Part tiled walls, single glazed door to conservatory, feature beamed ceiling, six inset ceiling spotlights and a door to:

SIDE HALL

Having door to utility, access hatch to roof space, ceiling light point and an obscure glazed door to:

SHOWER ROOM 6'2" x 4'5" < 4'10" (1.88m x 1.35m < 1.47m)

(Measurements include suite) having a white low flush w/c and pedestal wash hand basin, a wet room shower area with glass screen, obscure single glazed window to conservatory, tiled walls and flooring, chrome towel rail radiator, vanity light with shaver point, extractor fan and ceiling light point.

UTILITY & WORKSHOP 15'2" x 6'3" < 9'2" (4.62m x 1.91m < 2.79m)

(Measurements include unit) having a base unit with single bowl/single drainer sink and recess for washing machine, door to garage, quarry tiled floor, two ceiling light points and a wide opening into:

TWO TIER CONSERVATORY 30'9" x 7'7" < 6'2" (9.37m x 2.31m < 1.88m)

Having double glazed windows overlooking the rear garden, two sets of double doors to the rear garden, quarry tiled flooring, three storage heaters, telephone point, two wall light points and a light point with fan.

From the hallway, the stairs with balustrade lead up to the FIRST FLOOR LANDING having a double glazed window to front, obscure double glazed window to side, radiator, dado rail, ceiling coving, ceiling light point and an access hatch with a pull-down ladder to loft.

BEDROOM ONE 12'0" x 12'0" (3.66m x 3.66m)

(Measurements include wardrobes) having two built-in wardrobes, double glazed windows to both front and rear, radiator and ceiling light point.

BEDROOM TWO 12'0" x 11'0" (3.66m x 3.35m)

(Measurements include units) having fitted units comprising: a wardrobe with two sliding doors, cabinet with shelving and a wall cupboard. Double glazed window to front, radiator and ceiling light point.

BEDROOM THREE 10'0" x 4'8" (3.05m x 1.42m)

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

BATHROOM 6'9" x 6'3" (2.06m x 1.91m)

(Measurements include suite) having a suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with shower and screen over. Part tiled walls, obscure double glazed window to rear, radiator, feature beamed ceiling and three inset ceiling spotlights.

OUTSIDE

DOUBLE GARAGE 16'3" < 19'3" x 15'5" < 16'6" (4.95m < 5.87m x 4.70m < 5.03m)

(Door width 14'0" 4.27m) having a remote controlled up-and-over door to front, concrete base, light points, power points, door to utility and a wall mounted Ideal boiler.

PARKING

The house and garage are approached over a block paved drive providing off-road parking for up to six cars.

GARDENS

The house stands behind a lawn along the side of the drive with established borders and a mature shrubbery bed to the front of the drive. At the rear, the property benefits from a private rear garden with a lovely westerly aspect, comprising: a paved terrace with steps down to a paved patio beyond which is a lawn and mature shrubbery beds, with paths leading to the rear and the River Salwarpe beyond.

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, with an improvement indicator

(Wychavon District Council)

EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove: take the A38 Worcester Road. At the island by Webbs Garden Centre proceed straight on continuing along the A38 Worcester Road, where the property will be found on the right, opposite the BBC radio masts.

AMP:2371/D2

