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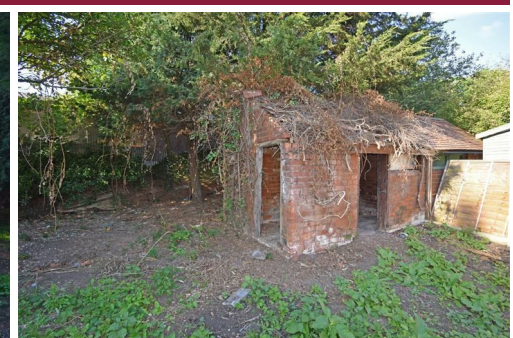
Allan Morris

estate agents



Wyche House, Worcester Road, Wychbold, Worcestershire, WR9 0DG

For sale by Modern Method of Auction



Starting Bid Price £290,000 Plus Reservation Fee

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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.



- For Sale By Modern Method of Auction
- T's & C's Apply
- Subject to Reservation Price
- Buyers' Fees Apply
- 10% Deposit Payable on Exchange
- Needs complete renovation & modernisation
- Needs heating system & rewiring
- Semi-detached period house
- 1.48 acres plot
- Potential for extension (STPP)

AUCTIONEER'S COMMENT

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

TO VIEW - Contact Allan Morris Estate Agents on 01527 874646; or
TO MAKE A BID VISIT: allan-morris.iamsold.co.uk

THE PROPERTY MORE PARTICULARLY COMPRISES:

A front door opening to the;

ENTRANCE HALL 10'4" x 5'11" (3.15m x 1.80m)

Having a double glazed window to side and a door to:

LOUNGE 14'8" x 13'9" (4.47m x 4.19m)

Having a double glazed window to front and door to:

KITCHEN DINER 11'4" x 13'3" < 15'6" (3.45m x 4.04m < 4.72m)

(Measurements include units and bay) having base and wall units with a single bowl/single drainer sink, double glazed bay window to rear, door to stairs to cellar, door to stairs to first floor, door to rear garden, exposed beams to one wall and a door to:

UTILITY / PANTRY 12'5" x 3'1" (3.78m x 0.94m)

(Measurements include shelving and worktop surfaces) having a worktop surface with space below for washing machine, fitted shelving and single glazed window to rear.

From the kitchen, a door opens to steps down to:

CELLAR 14'5" < 18'4" x 13'8" (4.39m < 5.59m x 4.17m)

From the kitchen, a door opens to stairs leading up to the FIRST FLOOR LANDING having a double glazed window to side and access hatch to the loft.

BEDROOM ONE 14'9" x 14'1" (4.50m x 4.29m)

Having double glazed windows to front and side, and a door to:

DRESSING ROOM / NURSERY BEDROOM 11'0" x 6'2" < 7'4" (3.35m x 1.88m < 2.24m)

Having a double glazed window to front.

BEDROOM TWO 13'4" x 6'0" (4.06m x 1.83m)

(Measurements include cupboard) having a built-in airing cupboard and a double glazed windows to rear.

BATHROOM 9'7" x 4'7" (2.92m x 1.40m)

(Measurements include suite) having a low flush w/c; pedestal wash hand basin; and a panelled bath with electric shower over. Part tiled walls and an obscure double glazed window to rear.

OUTSIDE

SINGLE GARAGE 16'10" x 8'3" (5.13m x 2.51m)

(Doorframe width 7'9" 2.37m) having a doorframe opening to front, concrete base and door to rear.

Note: The double garage doors have been used as a partition part way along the garage, but could be rehung in the doorframe. Also the garage roof may contain asbestos.

PARKING

The house and garage are approached via a shared driveway across the front of the adjoining property. To the front there is ample space to provide off-road parking for numerous cars.

GARDENS

The house stands on a plot of approximately 1.48 acres with garden areas to the front, side and rear of the house. To the rear of the rear garden, there is a brick built store which is in a poor state of repair. The land extends beyond the side garden through a lovely wooden garden area.

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

(Wychavon District Council)

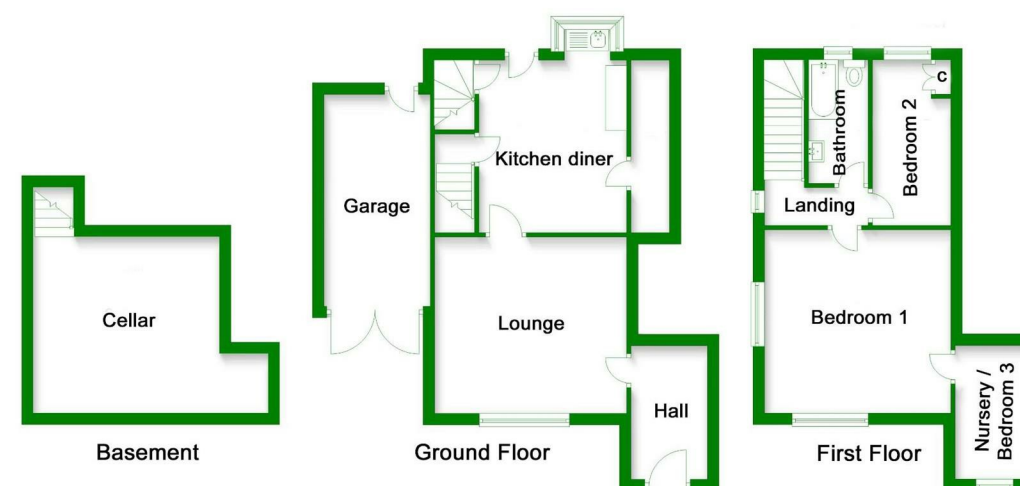
EPC RATING: G

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove: take the A38 Worcester Road towards Droitwich. At the island by Webbs Garden Centre, proceed straight on, continuing along the A38 Worcester Road. As you come to the end of the Webbs site turn into the private shared driveway and proceed across the drive to the front of Brookfield House and into the drive to the front of Wyche House.

AMP:2435/D4



Not to scale.

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

Plan produced using PlanIt.