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# Allan Morris

estate agents



22 Housman Park, Bromsgrove, Worcestershire, B60 1AZ

This first floor retirement apartment for the over 55's was rewired in 2020 with ample sockets and offers well appointed accommodation comprising: a living room; refitted kitchen; double bedroom; and a refitted wetroom. In addition, the apartment has PVC double glazing and replacement electric heating. The apartment has a fitted stairlift and is situated just a short walk from the doctors' surgery and town centre shops.



Price £89,950 'Vacant & 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

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.



- **First floor retirement apartment**
- **Double bedroom**
- **Refitted wetroom**
- **Living room**
- **Refitted kitchen**
- **PVC double glazing**
- **Replacement electric radiators**
- **Rewired in 2020**
- **Fibre optic broadband**
- **Town centre location**

The property more particularly comprises:

An external light with movement sensor, a replacement composite double glazed front door, with a numeric lock, opens to the HALL having an eco spotlight with movement sensor and stairs with a handrail and fitted stairlift up to the FIRST FLOOR LANDING having an access hatch to the loft, an electric radiant ceiling panel with thermostat, an eco spotlight with movement sensor and night light.

#### **LIVING ROOM 15'7" x 8'9" (4.75m x 2.67m)**

(Measurements exclude cupboard) having a large double glazed window to the front with a fitted roller blind, fibre optic broadband point, telephone point, TV aerial point, an electric radiant ceiling panel with thermostat, smart ceiling light, a store cupboard built-in over the stairwell and an arched opening to:

#### **REFITTED KITCHEN 7'10" x 4'10" (2.39m x 1.47m)**

(Measurements include units) having base and wall units with worktop surfaces, smart worktop lights, single bowl/single drainer sink, recess for washing machine, built-in induction hob and a recess for a fridge/freezer. Part tiled walls, double glazed window to side with a fitted roller blind, extractor fan and a ceiling light point.

#### **DOUBLE BEDROOM 11'8" x 13'6" x 8'5" x 10'6" (3.56m x 4.11m x 2.57m x 3.20m)**

Having a double glazed window to rear, an electric radiant ceiling panel with thermostat, wall light point and a smart ceiling light,

#### **WETROOM 10'6" x 5'10" x 7'6" (3.20m x 1.78m x 2.29m)**

(Measurements include suite & cupboard) having an automated high-level w/c with bidet facility; wash hand basin with sensor operated tap; and a large shower area with screen and electric shower. Part tiled walls, obscure double glazed window to rear, electric towel rail radiator, extractor fan, ceiling light point and a built-in cupboard with a roller blind front.

#### **OUTSIDE**

#### **GROUNDS & PARKING**

The apartment is set in communal grounds that are maintained by the management company including a courtyard carpark, providing off-road parking for residents of Housman Park on a first come, first served basis.

### GENERAL INFORMATION

#### **TENURE**

The vendor advises us that the property is LEASEHOLD FOR 99 years, with approximately 62 years unexpired, at an annual ground rent of £78.00. 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.

#### **SERVICE CHARGE**

The vendor advises us that the annual service charge for the year to 31st March 2024 is £2,238.43. We are informed the charge includes Lifeline, buildings insurance, window cleaning and maintenance of the gardens and communal areas. 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.

#### **PETS**

We are also informed that existing pets are allowed, but may not be allowed to be replaced. 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: B**

(Bromsgrove District Council)

#### **EPC RATING: D**

(Energy Performance Certificate)

#### **DIRECTIONS**

Housman Park is situated in the town centre, with the vehicular entrance found off School Drive.

AMP:2439/D1

### Ground Floor



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

Plan produced using PlanUp.