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Allan Morris

estate agents



23 Braces Lane, Marlbrook, Bromsgrove, Worcestershire, B60 1ED

This freehold semi-detached family home is situated in a desirable residential area, convenient for the M42 & M5 motorways, the facilities of Bromsgrove and commuting to Birmingham and The Black Country. The property has off-road parking for up to four cars to the front and a detached garage and further parking to the rear.



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.



Offers over £300,000

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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
- Three bedrooms
- Bathroom
- Landing
- Reception hallway
- Lounge
- Dining room
- Fitted kitchen with utility cupboard
- PVC double glazing & Gas CH
- Garage & off-road parking

The property more particularly comprises:

A double glazed front door opening to the RECEPTION/HALLWAY having stairs to the first floor, doors to dining room, lounge and kitchen, obscure double glazed window to side, radiator and ceiling light point.

DINING ROOM 13'6" x 10'9" (4.11m x 3.28m)

(Measurements include bay & recesses) having a double glazed bay window to front, radiator, three wall light points and a ceiling light point.

LOUNGE 13'5" x 10'7" (4.09m x 3.23m)

(Measurements include fireplace & recesses) having a fireplace with a wood burning stove, double glazed sliding patio doors to the rear garden, radiator, TV aerial point and ceiling light point.

FITTED KITCHEN 9'3" x 6'0" (2.82m x 1.83m)

(Measurements include units) having base and wall units with a work top surface, single bowl/single drainer sink and recesses for cooker, fridge and dishwasher. Part tiled walls, double glazed window to rear, obscure double glazed door to side, radiator, two ceiling light points and an UNDERSTAIRS UTILITY CUPBOARD having plumbing for washing machine, obscure double glazed window to side and fitted shelving.

From the hallway, the stairs with handrail lead up to the FIRST FLOOR LANDING having an obscure double glazed window to side, radiator, access hatch to loft, ceiling light point and a built-in airing cupboard housing the 'Vokera' gas-fired combination boiler.

BEDROOM ONE 14'3" x 9'8" (4.34m x 2.95m)

(Measurements include bay) having a double glazed bay window to front, radiator and ceiling light point.

BEDROOM TWO 13'0" x 9'8" (3.96m x 2.95m)

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

BEDROOM THREE 8'10" x 7'2" (2.69m x 2.18m)

(Measurements include stairwell) having double glazed windows to front and side, radiator, ceiling light point and an alcove with fitted shelving.

BATHROOM 7'2" x 7'1" (2.18m x 2.16m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with a cupboard below; and a panelled bath with shower and screen over. Part tiled walls, double glazed window to rear, obscure double glazed window to side, chrome towel rail radiator and ceiling light point.

OUTSIDE

PARKING

The house is approached over a gravel and paved frontage providing off-road parking for up to four cars. A gate opens to a pathway along the side of the house to the rear garden.

GARAGE 16'7" x 8'10" (5.05m x 2.69m)

(Door width 6'10" 2.08m) having double doors to front, concrete base, single glazed windows to side and rear. The garage is approached via a shared driveway from Braces Lane to the rear and across the rear of the neighbouring houses to the garage, where there is further space to park.

GARDEN

The property benefits from a private rear garden, comprising: a concrete patio across the rear of the house, beyond which is a lawn with a pathway that weaves through the lawn to the rear, where steps lead down to hardstanding for a large garden shed. There is a gate to the side of the garage providing access to the shared driveway to the rear. Beyond the drive there is a wooded bank belonging to the property.

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)

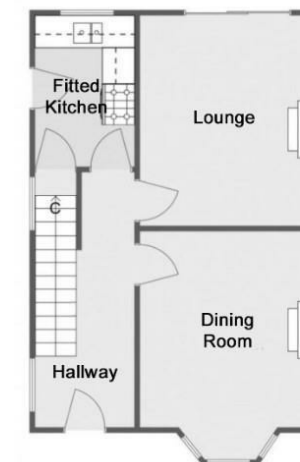
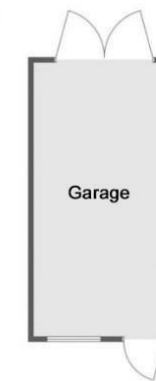
EPC RATING: C

(Energy Performance Certificate)

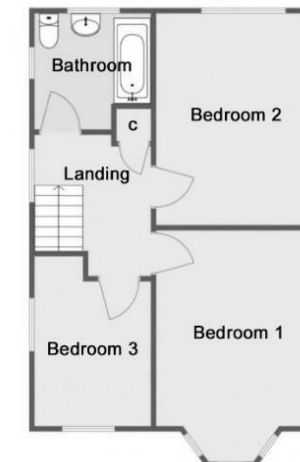
DIRECTIONS

From Bromsgrove: take the A38 Bromsgrove Eastern Bypass, which at the traffic lights leads into the A38 Bromsgrove Road. At the M42 island take the second exit into Old Birmingham Road. At the crossroads by Tesco Express turn left into Braces Lane, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2444/D2



Ground Floor



First Floor

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