

Network of prominent offices providing sales coverage for the following towns and surrounding villages:

Alcester; Alvechurch; Barnt Green; Bewdley; Birmingham (South); Bromsgrove; Chaddesley Corbett; Droitwich Spa; Evesham; Kidderminster; Malvern; Pershore; Redditch; Rubery; Stourport-on-Severn; Studley; Upton-on-Severn; Worcester



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.



# Allan Morris

estate agents



24 Willow Road, Bromsgrove, Worcestershire, B61 8PW

This freehold detached family home is situated in an established residential area within walking distance of Sanders Park and the facilities of the town centre. The house offers spacious accommodation of approximately 1,000sqft including three double bedrooms plus a single garage.



Price £369,950

[ampsales@allan-morris.co.uk](mailto:ampsales@allan-morris.co.uk)

01905 969659

0121 445 5209

01527 874646

[www.allan-morris.co.uk](http://www.allan-morris.co.uk)

### 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 detached family home
- Three double bedrooms
- Bathroom & Separate w/c
- Spacious landing
- Reception hallway
- Fitted cloakroom
- Lounge & Dining room
- Double glazed conservatory
- Fitted kitchen
- Single garage & covered passageway

The property more particularly comprises:

An open porch with a wall light point and a double glazed front door opening to the entrance lobby having a door to the RECEPTION HALLWAY having stairs to the first floor, doors to lounge and kitchen, radiator, built-in cloaks cupboard, ceiling coving, ceiling light point and a door to:

#### FITTED CLOAKROOM

Having a white low flush w/c and wash hand basin with a cupboard below and tiled splashback. Tiled flooring, chrome towel rail radiator, lit mirror and a ceiling light point.

#### LOUNGE 17'0" x 11'2" (5.18m x 3.40m)

(Measurements include fireplace & bay) having a brick feature fireplace and TV plinth, double glazed bay window to front, radiator, TV aerial point, ceiling coving, ceiling light point and a door to:

#### DINING ROOM 11'1" x 9'6" (3.38m x 2.90m)

(Measurements include recesses) having a door to kitchen, radiator, ceiling coving, wall light point, ceiling light point and double glazed sliding patio doors to:

#### DOUBLE GLAZED CONSERVATORY 10'10" x 8'1" (3.30m x 2.46m)

Having double glazed windows overlooking the rear garden, double glazed sliding door to the rear garden, tiled flooring, power points and two wall light points.

#### FITTED KITCHEN 12'0" x 10'0" (3.66m x 3.05m)

(Measurements include units) having base and wall units with worktop surfaces, single bowl/single drainer sink and recesses for dishwasher, washing machine, cooker, freezer and fridge. Part tiled walls, an understairs pantry, double glazed door to covered passageway, ceiling light point and wall mounted 'Worcester' gas-fired combination boiler.

#### COVERED PASSAWAY 16'5" x 3'6" (5.00m x 1.07m)

(Measurements include units) having double glazed doors to both front and rear, base and wall units with a worktop surface and ceiling light point.

From the hallway, the stairs with handrails lead up to the FIRST FLOOR LANDING having an obscure double glazed window to side, an access hatch to the loft, ceiling coving, ceiling light point and a large built-in store cupboard.

#### BEDROOM ONE 11'9" x 11'2" (3.58m x 3.40m)

(Measurements include wardrobe) having a built-in four door wardrobe, double glazed window to front, radiator, ceiling coving and ceiling light point.

#### BEDROOM TWO 11'9" x 10'2" (3.58m x 3.10m)

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

#### BEDROOM THREE 11'7" x 8'3" (3.53m x 2.51m)

(Measurements include wardrobe) having a fitted two door wardrobe with a cupboard over, double glazed window to front, radiator, ceiling coving and ceiling light point.

#### BATHROOM 5'9" x 5'4" < 8'0" (1.75m x 1.63m < 2.44m)

(Measurements include suite) having a pedestal wash hand basin, panelled bath and separate shower cubicle. Part tiled walls, obscure double glazed window to rear, chrome towel rail radiator and ceiling light point.

#### SEPARATE TOILET

Having a low flush w/c and wash hand basin with tiled splashback. Obscure double glazed window to side and an inset ceiling spotlight.

#### OUTSIDE

#### GARAGE 16'5" x 8'2" (5.00m x 2.49m)

(Door width 7'1" 2.16m) having a remote controlled roller shutter door to front, obscure double glazed door to side, concrete base, light and power points.

#### PARKING

To the front, the house and garage are approached over a drive providing off-road parking for two cars.

#### GARDENS

There is a large rockery bed to the side of the drive and a shrubbery bed to the other side of the drive. A gate opens to a useful bin storage area to the side of the garage with doors to garage and covered passageway. To the rear there is a private rear garden comprising: a paved patio to rear of house, beyond which is a lawn with established borders. To the side of the house there is space with a garden shed.

#### 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 Kidderminster Road, then turn second right into Willow Road and follow the road around to the right, where the property will be found on the left, as indicated by the agent's 'for sale' board.

AMP:2443/D2



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