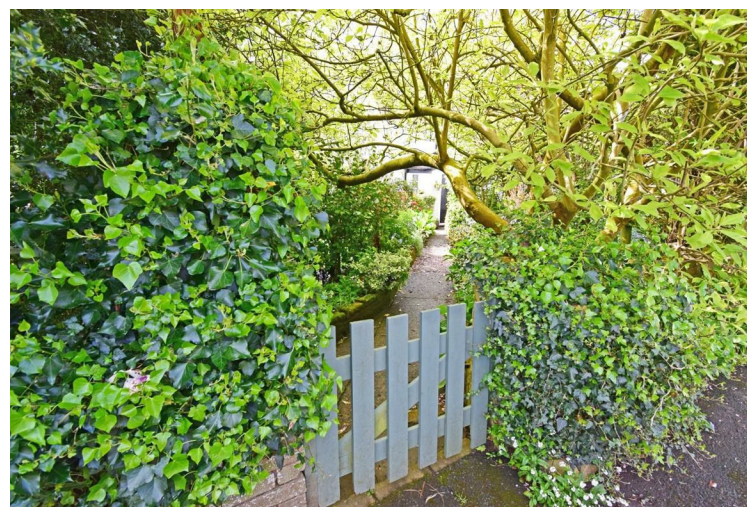


Network of prominent offices providing sales coverage for the following towns
and surrounding villages:

Alcester; Alvechurch; Barnt Green; Belbroughton; 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



Pheasant Cottage, 37 Fairfield Road, Bournheath, Worcestershire, B61 9JW

This Freehold Victorian detached cottage stands in secluded gardens of approximately 0.16 acre and offers spacious internal accommodation of approximately 1,400sqft that is full of character and offers excellent potential to further extend the accommodation (subject to planning permission).



Price £550,000

ampsales@allan-morris.co.uk

01905 969659

0121 445 5209

01527 874646

www.allan-morris.co.uk



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: F

(Bromsgrove District Council)

EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre: take the B4091 Stourbridge Road, proceed out of Bromsgrove and under the M42 bridge. Take the second turning left into Rocky Lane, proceed across the bridge over the M5 and turn right at the crossroads into Fairfield Road. Just before the next crossroads turn into the private drive on the left, where the property will be found on the left.

AMP:2387/D1

**Pheasant Cottage
37 Fairfield Road
Bournheath
Worcestershire
B61 9JW**

GENERAL DESCRIPTION

This freehold detached period cottage is situated in the heart of a desirable village with a village hall, three popular public houses, a park with a children's play area and is convenient for commuting to Birmingham and The Black Country, the national motorway network and the facilities of Bromsgrove.

The cottage is double glazed with gas-fired central heating, fibre optic broadband and offers spacious accommodation of approximately 1,400sqft with a wealth of period features and character, briefly comprising:

Ground Floor

Hall; lounge & dining room with a shared central fireplace; inner hall; and a fitted breakfast kitchen.

First Floor

Landing; two large double bedrooms; one large single bedroom; and a bathroom.

In addition, the property stands in grounds of approximately 0.16 acre with a lovely southerly aspect and secluded gardens to both front and rear, a detached garage and a drive providing off-road parking for three cars.



Not to scale.

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

**Viewing is strictly by prior appointment via:
Allan Morris & Peace, Mid Worcestershire to South Birmingham Hub
Telephone: 0121 445 5209 or 01527 874646 or 01905 797755
or Email: ampsales@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.



The property more particularly comprises:

A double glazed front door opening to the HALL having double glazed windows to front, tiled floor, ceiling light point and a door to:

LOUNGE & DINING ROOM 25'2" x 19'0" (7.67m x 5.79m)
(Measurements include fireplace)

DINING ROOM AREA 19'0" x 8'6" (5.79m x 2.59m)
(Measurements exclude fireplace) Having an imposing through fireplace shared with lounge, double glazed bow window to front, twin double glazed French doors opening to the rear garden, double doors to hall, beamed ceiling, three wall light points and openings to both sides of the fireplace both with radiators leading to:

LOUNGE AREA 19'0" x 12'3" (5.79m x 3.73m)
(Measurements exclude fireplace) having an impressive through fireplace with an open fire shared with the dining room, double glazed bow window to front, double glazed window to rear, TV aerial point, fibre optic broadband point, beamed ceiling and four wall light points.

INNER HALL

Having stairs to first floor, radiator, ceiling light point and two steps up to an opening to:

FITTED BREAKFAST KITCHEN 23'3" x 5'5" < 7'4" (7.09m x 1.65m < 2.24m)
(Measurements include units) having a range of base and wall units with work top surfaces, single bowl/single drainer sink, recesses for dishwasher, washing machine, freezer, fridge and cooker with cooker hood over, breakfast bar, double glazed window to front, two double glazed windows to side, double glazed window to other side, double glazed door to rear garden, two radiators, eleven inset ceiling spotlights.

From the hall, the stairs with balustrade and double glazed window to front, lead up to the FIRST FLOOR LANDING having two double glazed windows to rear, radiator, three ceiling light points and a built-in airing cupboard housing the 'Worcester' combi boiler.

BEDROOM ONE 19'0" x 12'0" < 16'0" (5.79m x 3.66m < 4.88m)
(Measurements include fitted units) having a six door wardrobe fitted across one wall , inset sink and dressing table with inset light, double glazed windows to front and rear, radiator, two wall light points and two ceiling light points. The room has space to provide an en-suite shower room, subject to building regulations.

BEDROOM TWO 14'1" x 12'3" (4.29m x 3.73m)
(Measurements include chimney breast) having a double glazed window to front, radiator, ceiling light point and an access hatch to the loft.

BEDROOM THREE 11'0" x 7'2" (3.35m x 2.18m)
Having double glazed windows to side and rear, radiator and ceiling light point.

BATHROOM 6'3" < 8'6" x 5'5" (1.91m < 2.59m x 1.65m)
(Measurements include suite) having a green suite comprising: a low flush w/c; pedestal wash hand basin; and a corner bath. Tiled walls, double glazed window to side, radiator, shaver point and ceiling light point.

OUTSIDE

DETACHED GARAGE 15'0 " x 14'7" (4.57m " x 4.45m)
(Door width 14'0" 4.27m) having a metal up-and-over door to front, concrete base and door to rear garden.

PARKING

To the front of the cottage and garage, there is a tarmac drive providing off-road parking for up to three cars, which is accessed from Fairfield Road over a private shared tarmac drive.

GARDENS

The cottage stands in private gardens to both front and rear kept secluded by a screening of mature trees. The gardens need to be viewed to be fully appreciated, however, they briefly comprise: a picket gate from the shared drive opening to a pathway through two mature shrubbery beds to a paved patio to the front of the cottage. To the front there is a lawn with stocked borders. A pathway leads around the cottage to the rear, where there is a paved patio with tiered walled beds and seven steps leading up to a lawn with three central planters and a shrubbery across the rear.