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Allan Morris

estate agents



103 Plymouth Road, Redditch, Worcestershire, B97 4PH

"A STUNNING NEWLY RENOVATED PROPERTY"

This freehold semi-detached family home is situated in a desirable residential area close to Pitcher Oak Woods and Golf Course, is within walking distance of the railway station, bus station and facilities of the town centre, The house has PVC double glazing, gas-fired central heating and offers well appointed accommodation of approximately 1,065sqft.



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Registered Office: 18 High Street, Bromsgrove, Worcestershire, B61 8HQ

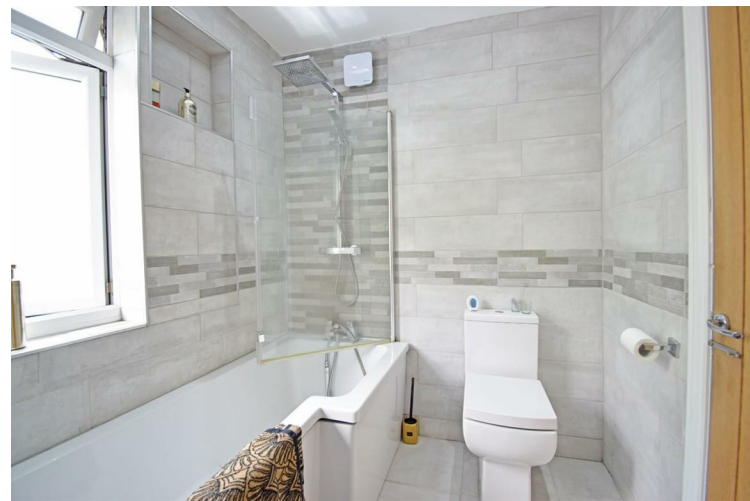
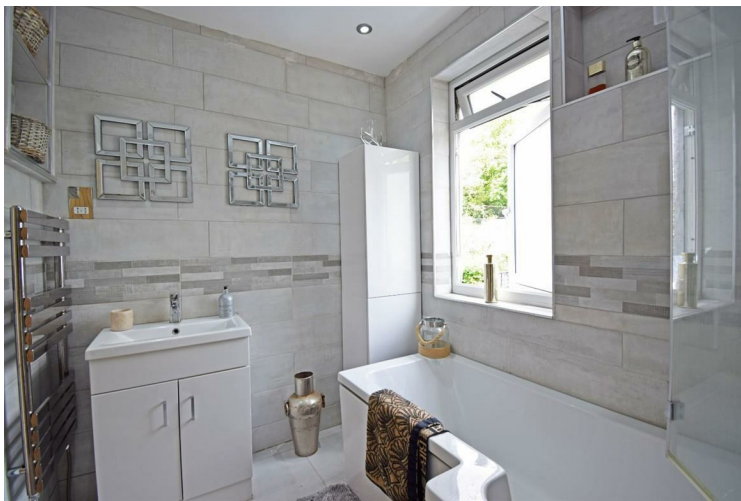


Price £360,950

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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: C

(Redditch Borough Council)

EPC RATING: C

(Energy Performance Certificate)

DIRECTIONS

From Redditch town centre: proceed down Unicorn Hill, under the bridge and turn left at the traffic lights into Plymouth Road, where the property will be found on the left, between Salop Road and Ivor Road, as indicated by the agent's 'for sale' board.

AMP:2401/D1

**103 Plymouth Road
Redditch
Worcestershire
B97 4PH**

GENERAL DESCRIPTION

"A STUNNING NEWLY RENOVATED PROPERTY"

This freehold semi-detached family home is situated in a desirable residential area close to Pitcher Oak Woods and Golf Course, is within walking distance of the railway station, bus station and facilities of the town centre, The house has PVC double glazing, gas-fired central heating and has been modernised and refurbished (including marble porcelain tiled flooring throughout the ground floor), offering well appointed accommodation of approximately 1,065sqft, briefly comprising:

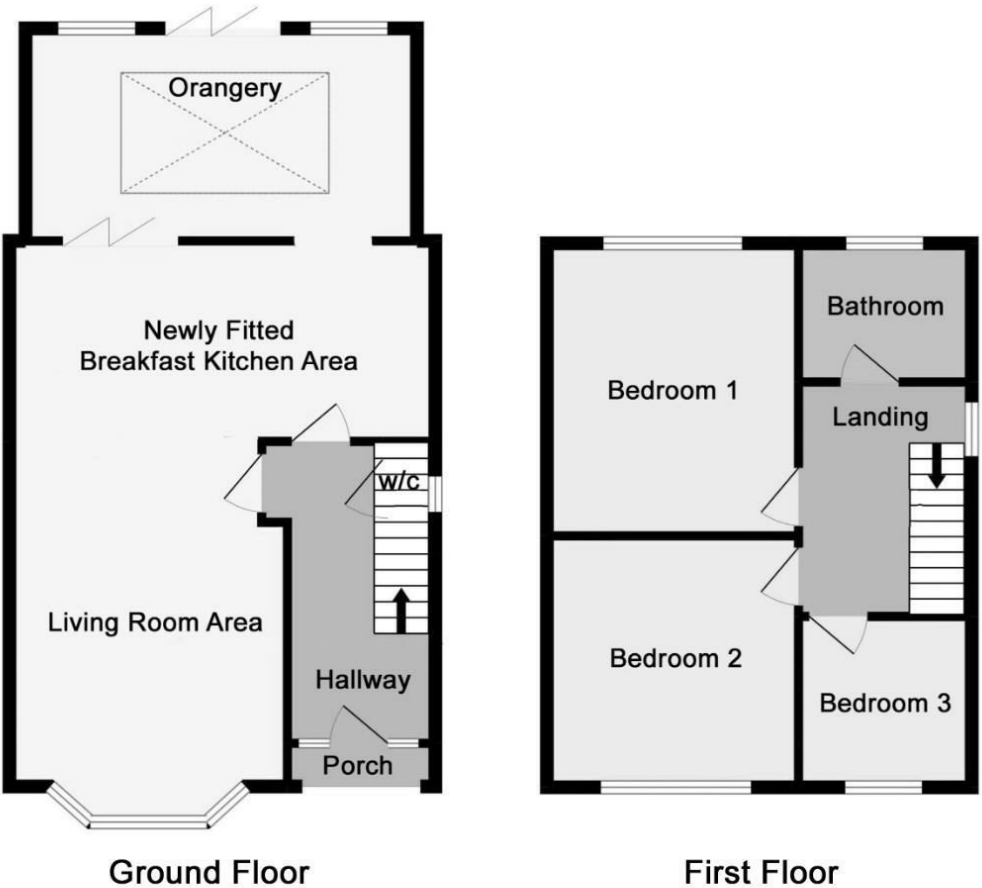
Ground Floor

An open porch; reception hallway with fitted cloakroom; open plan living room and luxury refitted kitchen; and a large orangery.

First Floor

Landing; three bedrooms; and a bathroom.

In addition, the property benefits from a large gravel drive providing off-road parking for up to six cars and private landscaped rear gardens.



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:

An open porch with two contemporary outside wall light points, outside power points and a composite double glazed front door opening to the RECEPTION HALLWAY having stairs to the first floor, door to living room, marble porcelain tiled floor, radiator behind an ornate screen, small understairs cupboard, two ceiling light points and a door to:

TOILET

Having a white low flush w/c and wash hand basin, marble porcelain tiled floor, obscure double glazed window to side, and an inset ceiling spotlight.

OPEN PLAN LIVING ROOM & FITTED BREAKFAST KITCHEN

LIVING ROOM AREA 18'2" x 12'0" (5.54m x 3.66m)

(Measurements include bay & recesses) having a contemporary granite fireplace with gas fire, double glazed bay window to front, marble porcelain tiled floor, radiator, ceiling light point and an wide opening to:

NEWLY FITTED BREAKFAST KITCHEN AREA 18'6" x 8'3" (5.64m x 2.51m)

(Measurements include units) having a range of contemporary floor to ceiling units with LED feature lighting, marble granite work top surface, integrated fridge/freezer, built-in 'Bosch' electric oven and a large island with marble granite top incorporating a breakfast bar and having an inset golden sink having mixer tap with kettle tap over, pull-up power and USB points, built-in induction hob, integrated dishwasher, integrated washer/dryer and a built-in wine cooler, marble porcelain tiled floor, opening to orangery, contemporary vertical radiator, six inset ceiling spotlights and a three panel bi-fold double glazed door opening to:

ORANGERY 16'7" x 9'1" < 9'9" (5.05m x 2.77m < 2.97m)

Having a double glazed atrium roof window, two double glazed windows to rear, three panel bi-fold double glazed door opening to the rear garden, marble porcelain tiled floor, an electric radiator, contemporary vertical radiator, TV aerial points and eighteen inset ceiling spotlights.

From the hallway, the stairs with oak balustrade lead up to the FIRST FLOOR LANDING having an obscure double glazed window to side, ceiling light point and an access hatch with a pull-down ladder to the boarded loft with light point, offering potential for conversion (subject to planning permission).

BEDROOM ONE 12'9" x 10'6" (3.89m x 3.20m)

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

BEDROOM TWO 10'10" x 10'7" (3.30m x 3.23m)

(Measurements include recesses) having a double glazed window to front, radiator, four inset ceiling spotlights and a ceiling light point.

BEDROOM THREE 7'4" x 7'4" (2.24m x 2.24m)

Having a double glazed window to front, radiator, TV aerial point, and a ceiling light point.

BATHROOM 7'4" x 6'1" (2.24m x 1.85m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with cupboard below; and a panelled bath with shower and screen over. Tiled walls and flooring, chrome towel rail radiator, obscure double glazed window to rear, extractor fan and four inset ceiling spotlights.

OUTSIDE

PARKING

The house is approached over a large gravel drive providing off-road parking for up to six cars.

GARDENS

From the drive, double gates open to a paved area along the side of the house providing space for extension, subject to planning permission. The paved area opens to the good sized and private rear garden, comprising: a patio across the rear of the house, from which steps with lighting lead up between two walled shrubbery beds to a lawn, to the rear of which are two raised sleeper beds with steps leading up to an artificial lawn area to the rear.