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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



# Allan Morris

## estate agents



### Church Green Cottage, 44 Church Road, Bromsgrove, Worcestershire, B61 8QH

This spacious freehold detached family home occupies a large plot of approximately 0.2 acre, in a desirable location within walking distance of the facilities of the town centre. The house offers deceptively spacious accommodation of approximately 1,550sqft (excluding garage), private landscaped gardens and potential for improvement and modernisation.



Price £499,950 'Vacant & No Upward Chain'

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

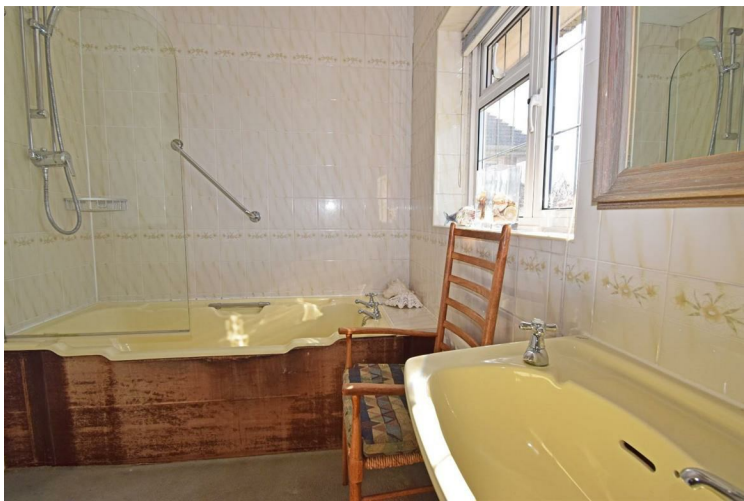
01905 969659

0121 445 5209

01527 874646

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







**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: E**

(Bromsgrove District Council)

**EPC RATING: D**

(Energy Performance Certificate)

**DIRECTIONS**

From Bromsgrove town centre: take Kidderminster Road and turn first right into Church Lane, where the property will be found on the corner of Church Lane and Church Road, as indicated by the agent's 'for sale' board.

AMP:2470/D1

**Church Green Cottage 44 Church Road  
Bromsgrove  
Worcestershire  
B61 8QH**

**GENERAL DESCRIPTION**

**This freehold detached family home stands in a large plot of approximately 0.2 acre, with landscaped gardens that need to be viewed to be appreciated, in a desirable location within walking distance of Sanders Park and the facilities of the town centre.**

**The the traditional house offers style and character, with spacious accommodation of approximately 1,550sqft, briefly comprising:**

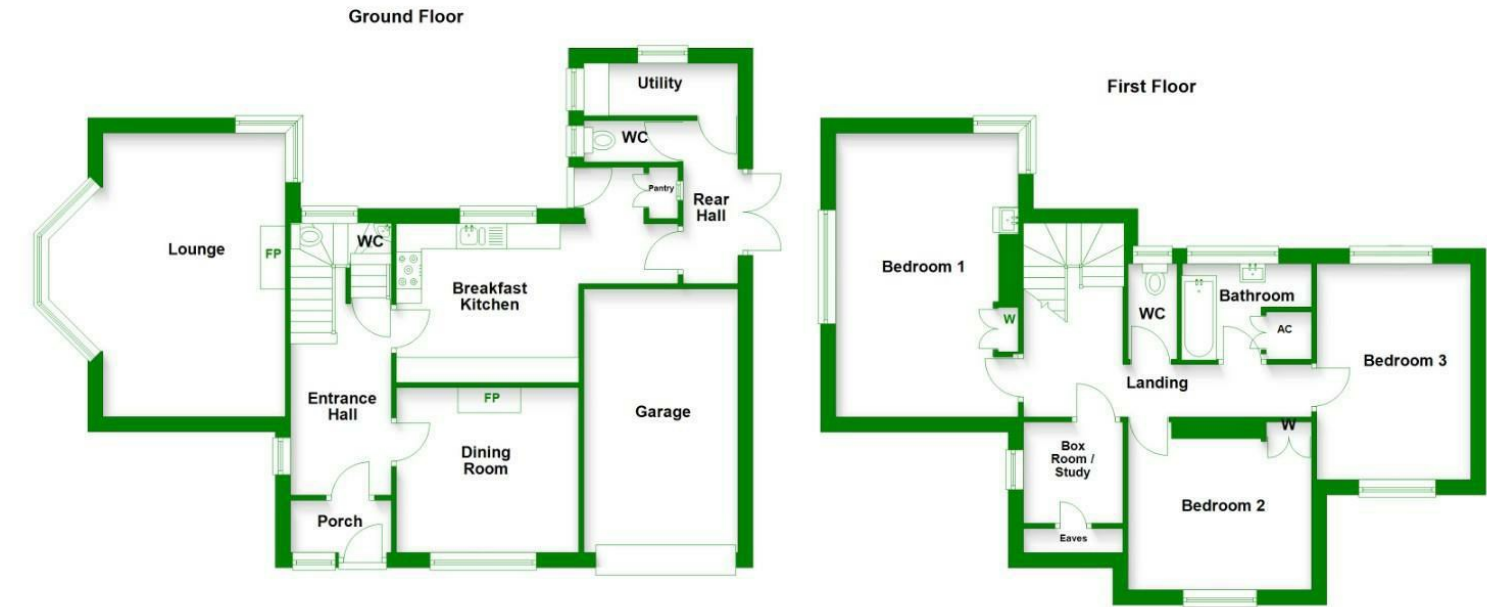
**Ground Floor**

**A reception hall with a fitted cloakroom; lounge; dining room/snug; fitted breakfast kitchen; lobby with pantry; rear hall with toilet; and a utility/store.**

**First Floor**

**A landing; three double bedrooms; bathroom; and a separate toilet.**

**In addition, the property has gas-fired central heating, double glazing, an integral single garage and private gardens that have been landscaped to create various garden areas.**



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

**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](mailto: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 enclosed double glazed porch having quarry tiled floor, wall light point and a lovely period front door opening to the RECEPTION HALL having stairs to the first floor, glazed doors to lounge, dining room and kitchen, double glazed window to side, parquet flooring, radiator, ceiling light point and an obscure glazed door to:

**CLOAKROOM**

Having a white low flush w/c and wash hand basin, tiled walls, quarry tiled floor, double glazed window to rear and ceiling light point.

**LOUNGE 19'0" x 15'3" (5.79m x 4.65m)**

(Measurements include bay and fireplace) having a period tiled fireplace and hearth with a gas fire, double glazed bay window to side, double glazed corner window to side and rear, two radiators, TV aerial point, ceiling coving and ceiling light point.

**DINING ROOM / SNUG 12'0" x 11'1" (3.66m x 3.38m)**

Measurements include fireplace and cupboard) having a 'Victorian' style fireplace with built-in cupboard to side, double glazed window to front, radiator, serving hatch from kitchen, picture rail and ceiling light point.

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

Measurements include units) having base and wall units with worktop surfaces, fitted breakfast table, integrated fridge/freezer, single bowl/single drainer sink with vegetable preparation bowl, and built-in electric oven and five ring gas hob with integrated cookerhood over. Part tiled walls, tiled flooring, serving hatch to dining room/snug, double glazed window to rear, radiator, ceiling light point and an opening to:

**LOBBY**

With a built-in pantry, single glazed door to rear garden, tiled floor, ceiling light point and a glazed door to the REAR HALL, having twin double glazed French doors to the side garden, doors to garage, toilet, and utility/store, quarry tiled floor and ceiling light point.

**TOILET**

Having a white low flush w/c, obscure double glazed window to side, tiled walls, quarry tiled floor and wall light point.

**UTILITY / STORE 10'1" x 3'5" (3.07m x 1.04m)**

(Measurements include shelf) having a slatted shelf with plumbing below for washing machine, double glazed windows to side and rear, radiator, quarry tiled floor and wall light point.

From the reception hall, the stairs, with a double glazed window to rear, lead up to the FIRST FLOOR LANDING having an access hatch to the loft, radiator and two ceiling light points.

**BOX ROOM / STUDY 6'7" x 6'2" (2.01m x 1.88m)**

(Measurement include restricted headroom) having a double glazed window to side, ceiling light point and an access hatch to the eaves to the front.

**BEDROOM ONE 19'0" x 12'0" (5.79m x 3.66m)**

(Measurements include chimney breast and wardrobe) having a built-in double wardrobe with cupboard over, wash hand basin with cupboard below, double glazed window to side, double glazed corner window to side and rear, radiator, two wall light points and ceiling light point.

**BEDROOM TWO 12'0" x 9'5" < 11'0" (3.66m x 2.87m < 3.35m)**

(Measurements include wardrobe and recess) having a built-in double wardrobe with cupboard over, double glazed window to front, radiator, ceiling light point and an access hatch to loft.

**BEDROOM THREE 14'1" x 9'10" (4.29m x 3.00m)**

(Measurements include basin) having a pedestal wash hand basin, double glazed windows to front and rear, two radiators, and ceiling light point.

**BATHROOM 8'8" x 6'4" (2.64m x 1.93m)**

(Measurements include suite and cupboard) having a pedestal wash hand basin and panelled bath with shower and screen over. Tiled walls, double glazed window to rear, radiator, chrome towel rail radiator and a cupboard housing the wall mounted 'Worcester' gas-fired combination boiler.

**SEPARATE TOILET**

Having a low flush w/c, tiled walls, double glazed window to rear and ceiling light point.

**OUTSIDE**

**GARAGE 17'4" x 10'2" (5.28m x 3.10m)**

Having a coach house style sectional roll around door to front, single glazed window to side, door to rear hall, concrete base, light and power points.

**PARKING**

To the front, the house and garage are approached, via double gates, over a gravel drive which extends across to the side and provides off-road parking for two cars.

**GARDENS**

The house stands in a deceptively large plot of approximately 0.2 acres, standing behind a lovely sandstone wall across the front and around to the side of the property, with a screening of mature trees and shrubs. The property enjoys private gardens to the front, along both sides and across the rear of the house where there is a lovely westerly aspect. The gardens have been landscaped and planted to create various garden areas and need to be viewed to be fully appreciated. To the rear there is a timber summer house and a greenhouse to the side.