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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.



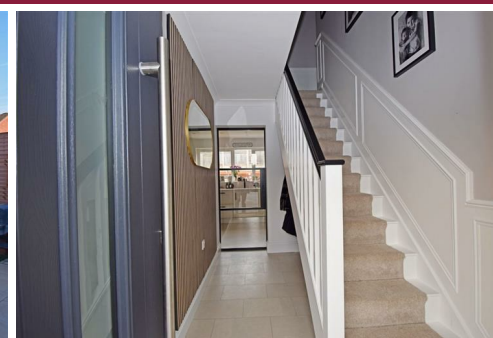
# Allan Morris

## estate agents



14 Miller Close, Stoke Heath, Bromsgrove, Worcestershire, B60 3PG

This freehold detached family home has been renovated and remodel to a high standard by the current owners, including rewiring and a new gas-fired central heating system. The property has contemporary kitchen and bathrooms and a private garden with a lovely north westerly aspect that has been landscaped for ease of maintenance.



Price £439,950

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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 detached family home
  - Four bedrooms
  - Refitted en suite shower room
  - Large refitted bathroom
  - Lounge
- Refitted kitchen & dining room
  - Large refitted utility room
  - Refitted toilet
  - PVC double glazing & new gas CH
  - Solar panels with feed-in tarriff

The property more particularly comprises:

An open porch with two wall light points and a contemporary double glazed front door opening to the RECEPTION HALLWAY having stairs to the first floor, doors to lounge and kitchen, an understairs cloaks alcove, feature wall panelling, ceiling coving and a ceiling light point.

**LOUNGE 11'10" < 12'10" x 10'7" < 12'7" (3.61m < 3.91m x 3.23m < 3.84m)**

Having a feature wall with a built-in contemporary electric fire, recess for TV and six display alcoves with inset spotlights. A double glazed bay window to the front, contemporary vertical radiator, ceiling light point and an opening with a sliding glass door opening to:

**REFITTED KITCHEN & DINING ROOM 19'3" x 9'8" (5.87m x 2.95m)**

(Measurements include units) having a range of contemporary base and wall units with quartz worktop surfaces incorporation a breakfast bar and having an inset sink with vegetable preparation bowl and a 'Quooker' kettle tap, integrated dishwasher, integrated fridge/freezer, integrated bin store, built-in electric oven, built-in combination microwave oven and grill and a built-in induction hob with an inset cookerhood over. Double glazed window to rear, twin double glazed French doors to the rear garden, feature wall panelling, an opening with a sliding glass door to the hallway, contemporary vertical radiator, ten inset ceiling spotlights and a door to:

**LARGE REFITTED UTILITY ROOM 8'7" x 7'3" (2.62m x 2.21m)**

(Measurements include units) having two floor to ceiling cupboards, either side of raised recesses for washing machine and tumble dryer with a quartz worktop. Obscure double glazed door to the rear garden, door to garage, radiator, three inset ceiling spotlights and a door to:

**REFITTED TOILET**

Having a white low flush w/c and wash hand basin with a cupboard below, tiled dado and flooring, obscure double glazed window to rear, feature wall panelling and a cupboard housing a wall mounted 'Worcester' gas-fired combination boiler, installed in December 2023.

From the hallway, the stairs with balustrade and feature panelling lead up to the FIRST FLOOR LANDING having an access hatch to the loft, feature wall panelling, ceiling coving and a ceiling light point.

**BEDROOM ONE 10'2" < 13'0" x 10'9" (3.10m < 3.96m x 3.28m)**

Having a double glazed window to rear, radiator, TV aerial point, ceiling light point and a door to:

**REFITTED EN SUITE SHOWER ROOM 8'6" x 4'7" (2.59m x 1.40m)**

Having a white low flush w/c; wash hand basin with drawers below; and a large shower tray with glass screen, rainfall shower and a handheld showerhead. Tiled walls, obscure double glazed window to rear, contemporary towel rail radiator, a back-lit vanity mirror, extractor fan and three inset ceiling spotlights.

**BEDROOM TWO 9'11" x 9'6" < 13'0" (3.02m x 2.90m < 3.96m)**

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

**BEDROOM THREE 14'8" x 7'4" (4.47m x 2.24m)**

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

**BEDROOM FOUR / OFFICE 9'6" x 7'1" (2.90m x 2.16m)**

(Measurements include stairwell and desk) having a recess with a fitted desk, double glazed window to front, radiator, ceiling coving and a ceiling light point.

**LARGE REFITTED FAMILY BATHROOM 11'1" x 6'2" (3.38m x 1.88m)**

Having a contemporary suite comprising: a low flush w/c; wash hand basin set on a vanity unit with a quartz top, drawer and shelves below and a mirrored wall cabinet over; freestanding 'ball & claw foot' bath; and a large shower tray with a rainfall shower and a handheld showerhead. Tiled walls, obscure double glazed windows to side and rear, contemporary towel rail radiator, extractor fan and six inset ceiling spotlights.

**OUTSIDE**

**GARAGE 18'3" x 7'10" (5.56m x 2.39m)**

(Door width 7'2" 2.18m) having a remote controlled roller shutter door to front, concrete base, door to utility room, light and power points.

**PARKING**

The house and garage are approached over a tarmac and gravel drive 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**

The property benefits from a private rear garden with a lovely westerly aspect, that has been landscaped for ease of maintenance, comprising: a paved patio across the rear of the house, beyond which is an artificial lawn with a raised walled bed along both sides and across the rear.

**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: B**

(Energy Performance Certificate)

**SOLAR PANELS**

The property has the benefit of the ownership of solar panels that we installed in February 2017 and currently benefit from a feed-in tariff.

**DIRECTIONS**

From Bromsgrove town centre: take New Road and turn right at the traffic lights into the A38 Bromsgrove Eastern Bypass. At the next traffic lights, proceed straight on into Stoke Road, then take the third island exit into Austin Road, then fourth left into Miller Close, where the property will be found on the right, as indicated by the agent's 'for sale' board.

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