



1 Holly View, Bromsgrove, Worcestershire, B61 8LG

£465,000

Allan Morris
estate agents

1 Holly View, Bromsgrove, Worcestershire, B61 8LG

'PART EXCHANGE CONSIDERED'

This detached family home is newly built by CDC Bespoke Properties Ltd under a 10 year warranty, to a high standard of finish, with an internal floor area of 1,600sqft and is highly energy efficient with an EPC rating A.

The property is situated in an established residential area with good local amenities and is within walking distance of Sanders Park and the facilities of the town centre. The location is also convenient for commuting to Birmingham and the national motorway network.

The house has solar panels with battery storage, gas-fired central heating, PVC double glazing and good off-road parking with an EV charging point.





DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller and have not checked any legal documentation. Any points of interest or concern should be verified by your legal representative.
- Allan Morris & Peace have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate and may include recesses, suites, cupboards, restricted headroom and wardrobes.

KEY POINTS

- Newly built detached house
- 10 build warranty via Advantage
- Approximately 1,600sqft accommodation
- Energy Performance Certificate, band A
- Council Tax Band to be confirmed (Bromsgrove District Council)
- Solar panels with storage batteries
- EV charging point
- PVC double glazing
- Gas-fired central heating
- Off-road parking for three cars
- Landscaped gardens





INCLUSIONS

- Carpets & floor coverings as fitted
- Quartz/granite window sills
- Quartz/granite worktops in kitchen & utility
- Integrated dishwasher & fridge/freezer in kitchen
- Built-in electric oven, induction hob and cookerhood in kitchen

DESCRIPTION

GROUND FLOOR

- **RECEPTION HALLWAY** 3.91m x 2.01m < 3.35m (12'10" x 6'7" < 11'0")
- **FITTED CLOAKROOM**
- **LOUNGE** 5.92m x 3.10m (19'5" x 10'2")
- **FITTED KITCHEN, DINING & FAMILY ROOM**
- **FITTED KITCHEN AREA** 3.30m < 3.91m x 3.38m (10'10" < 12'10" x 11'1")
- **DINING & FAMILY AREA** 6.55m x 3.23m (21'6" x 10'7")
- **UTILITY ROOM** 2.51m x 1.91m (8'3" x 6'3")

FIRST FLOOR

- **LANDING**
- **BEDROOM TWO** 4.04m x 2.87m < 3.58m (13'3" x 9'5" < 11'9")
- **BEDROOM THREE** 3.76m x 3.12m < 3.84m (12'4" x 10'3" < 12'7")
- **BEDROOM FOUR** 2.97m x 2.84m < 3.58m (9'9" x 9'4" < 11'9")
- **FAMILY BATHROOM** 2.62m x 1.75m (8'7" x 5'9")





SECOND FLOOR

- **LANDING**
- **BEDROOM ONE** 4.11m x 3.86m (13'6" x 12'8")
- **SHOWER ROOM** 1.98m x 1.68m < 2.57m (6'6" x 5'6" < 8'5")



OUTSIDE

- **PARKING** Block paved drive for three cars to the front, with an EV charging point.
- **GARDENS** Landscaped gardens to front and rear.



DIRECTIONS

- From Bromsgrove town centre: take Stourbridge Road, then turn left at the mini island into Santridge Lane and first left into The Flats. Take the second turning on the right, where Holly View will be found on the right.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF FLOOR PLAN

www.allan-morris.co.uk

ampsales@allan-morris.co.uk | 01905 969659 | 0121 445 5209 | 01527 874646

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