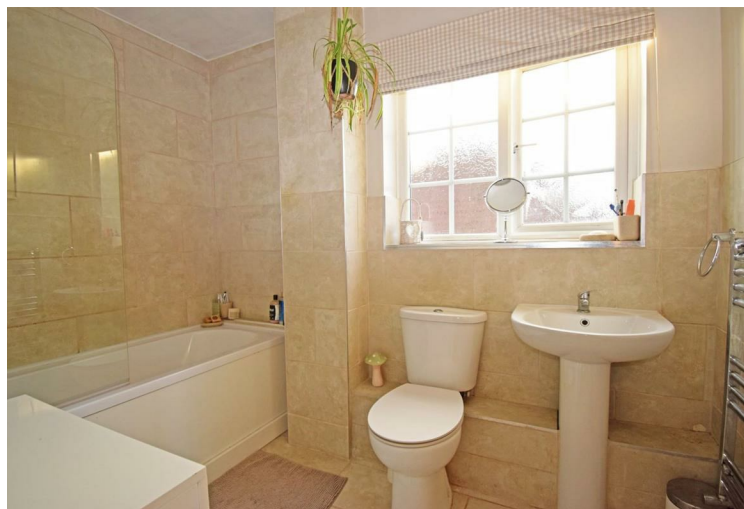


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Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677  
Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.



# Allan Morris

## estate agents



78 Leach Heath Lane, Rubery, Worcestershire, B45 9DF

This freehold semi-detached family home is situated within walking distance of the facilities of the village centre and local schools. The property enjoys private rear gardens, backing onto St Chads Park playing fields with a timber summer house and offers spacious and flexible accommodation of approximately 1,010sqft.



Price £297,500

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

01905 969659

0121 445 5209

01527 874646

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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 semi-detached family home**
  - **Three first floor bedrooms**
  - **En suite shower room**
  - **Large family bathroom**
  - **Hall, porch and store**
- **Living room**
  - **Large conservatory**
  - **Fitted kitchen & utility room**
  - **Fourth bedroom / snug**
  - **Downstairs shower room**

The property more particularly comprises:

A long enclosed double glazed porch along the side of the house having a double glazed door to the store room and a double glazed side door to the RECEPTION HALL having stairs to the first floor, door to lounge, radiator, ceiling coving, ceiling light point and a doorframe to:

**FITTED BREAKFAST KITCHEN 11'10" x 7'10" (3.61m x 2.39m)**  
(Measurements include units) having base units with worktop surfaces, single bowl/single drainer sink, recess for dishwasher, recess for fridge freezer and a built-in electric oven and four ring gas hob with a cookerhood over. Part tiled walls, double glazed window to front, radiator, ceiling coving, ceiling light point and a door to:

**UTILITY ROOM 7'5" x 4'2" (2.26m x 1.27m)**  
(Measurements include worktop) having a worktop surface with space below for washing machine and tumble dryer. Door to shower room, chrome towel rail radiator, extractor fan, ceiling light point and a door to:

**BEDROOM FOUR / SNUG 10'0" x 7'5" (3.05m x 2.26m)**  
Having a double glazed window to front, radiator and a ceiling light point.

**SHOWER ROOM 7'6" x 2'6" (2.29m x 0.76m)**  
(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin; and a shower cubicle. Tiled walls, chrome towel rail radiator, extractor fan and a ceiling light point.

**LIVING ROOM 16'5" x 11'4" (5.00m x 3.45m)**  
(Measurements include recess) having a feature fireplace, understairs cupboard, radiator, TV aerial point, ceiling coving, two ceiling light points and a double glazed window with double French doors opening to:

**DOUBLE GLAZED CONSERVATORY 12'1" x 9'1" (3.68m x 2.77m)**  
Having double glazed windows overlooking the rear garden, twin double glazed French doors to the rear garden, power points and a wall light point.

From the hall, stairs with a handrail and half landing lead up to the FIRST FLOOR LANDING having an access hatch to the loft, ceiling coving and a ceiling light point.

**BEDROOM ONE 10'2" < 16'5" x 11'0" (3.10m < 5.00m x 3.35m)**  
(Measurements include wardrobe) having a double glazed window to the rear, radiator, ceiling light point and a dressing area with a built-in wardrobe having two sliding doors, double glazed window to rear and a door to:

**EN SUITE SHOWER ROOM 5'10" x 5'8" (1.78m x 1.73m)**  
(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a corner shower cubicle. Part tiled walls, tiled flooring, chrome towel rail radiator, extractor fan, ceiling light point and a wall mounted 'Potterton' gas-fired combination boiler.

**BEDROOM TWO 12'1" x 7'1" (3.68m x 2.16m)**  
Having a double glazed window to front, radiator and a ceiling light point.

**BEDROOM THREE 8'11" x 8'11" (2.72m x 2.72m)**  
Having a double glazed window to front, radiator and a ceiling light point.

**LARGE FAMILY BATHROOM 9'0" x 5'11" (2.74m x 1.80m)**  
(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with shower and screen over. Part tiled walls, obscure double glazed window to side, chrome towel rail radiator and a ceiling light point.

OUTSIDE

**STORE ROOM 10'3" x 3'3" (3.12m x 0.99m)**  
Having double glazed windows to side, double glazed windows to porch and rear garden, light and power points.

**PARKING**  
The house is approached over a tarmac drive providing off-road parking for up to four cars.

**GARDEN**  
The property benefits from a private rear garden having a north westerly aspect and comprising: a paved patio to the rear of the conservatory, beyond which is a lawn with a raised bed along the side and a stepping stone path to the decked terrace, from which twin double glazed French doors open to:

**TIMBER SUMMER ROOM 15'4" x 11'4" (4.67m x 3.45m)**  
Having two double glazed windows to the front, two double glazed roof windows, power points, wifi connection and a ceiling light point.

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**  
(Bromsgrove District Council)

**EPC RATING: D**  
(Energy Performance Certificate)

**DIRECTIONS**  
From the island at junction 4 of the M5 motorway: take the A38 Birmingham Road dual carriageway. Leave at the first exit into Gannow Road. At the end of the road turn left into School Road and follow the road into Whettybridge Road, crossing the dual carriageway. Follow the road into Leach Heath Lane, where the property will be found on the left.

AMP:2452/D2



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