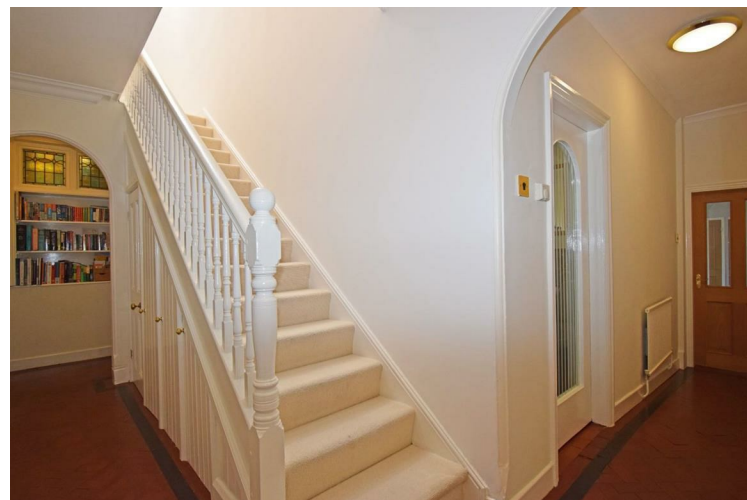


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Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677
Registered Office: 18 High Street, Bromsgrove, Worcestershire, B61 8HQ



Allan Morris

estate agents



20 College Road, Bromsgrove, Worcestershire, B60 2NE

This Edwardian semi-detached family home is situated in one of the town's most desirable locations, within walking distance of the town centre, railway station and the popular local schools. The house offers flexible accommodation of approximately 2,300sqft plus a detached office of approximately 255sqft with potential for conversion to an annexe.



Price £800,000

ampsales@allan-morris.co.uk

01905 969659

0121 445 5209

01527 874646

www.allan-morris.co.uk



GARDEN

The property benefits from a landscaped private rear garden, comprising: a paved courtyard to side of house and rear of garage with a step down to a paved patio between the kitchen and the detached office with inset lighting and four steps down to the lawn with well stocked borders and a decked terrace to the rear of the office.

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: F

(Bromsgrove District Council)

EPC RATING: C

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre, take New Road and turn second left into College Road, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2162/D1

**20 College Road
Bromsgrove
Worcestershire
B60 2NE**

GENERAL DESCRIPTION

This Edwardian semi-detached family home is situated in one of the town's most desirable locations, within walking distance of the town centre, railway station and the popular local schools. The house offers flexible and spacious accommodation of approximately 2,300sqft plus a detached office of approximately 255sqft with potential for conversion to an annexe. The house is double glazed with gas-fired central heating and the following accommodation:

Ground Floor

An entrance lobby; reception hall; lounge; rear hallway; family room; dining room; mezzanine hall with toilet off; breakfast room; fitted kitchen and a detached fitted office and utility/store room.

First Floor

Landing; four bedrooms; large en suite shower room; large en suite bathroom; and a family bathroom.

In addition, the property benefits from a single garage opening into the private rear garden with a pleasant north westerly aspect and off-road parking for up to four cars to the front.



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:

A substantial arched front door with a leaded and stained glass panel opening to the **ENTRANCE LOBBY** having a meter cupboard, quarry tiled floor ornate ceiling coving, ceiling light point and a glazed door to the **RECEPTION HALLWAY** having stairs to the first floor, door to lounge, four understair store cupboards, two radiators, quarry tiled flooring, recessed bookshelves, ornate ceiling coving, two ceiling light points and an arch to the **REAR HALLWAY** having doors to family room and dining room, quarry tiled flooring, radiator, ceiling coving and ceiling light point.

LOUNGE 15'0" x 14'0" (4.57m x 4.27m)

(Measurements include chimney breast & bay) having a period fireplace with an electric fire, double glazed bay window to front, two radiators, wood flooring, TV aerial point, telephone point, picture rail, ornate ceiling coving and ceiling light point.

FAMILY ROOM 15'5" < 17'2" x 11'3" < 14'4" (4.70m < 5.23m x 3.43m < 4.37m)

(Measurements include bay & recess) having a period fireplace with electric fire, a delightful double glazed corner bay window with twin French doors opening to ornate steps with railings down to the courtyard garden, two radiators, TV aerial point, picture rail, ornate ceiling coving and ceiling light point.

DINING ROOM 16'3" x 12'5" (4.95m x 3.78m)

(Measurements include bookcase & recess) having a floor to ceiling bookcase fitted across one wall, double glazed window to side, two sets of French doors with safety railings, tiled flooring with underfloor heating, TV aerial point, telephone point, six inset ceiling spotlights and a door to:

MEZZANINE HALL

Having an ornate balustrade overlooking the breakfast room, three steps down to the breakfast room, tiled flooring with underfloor heating, an inset ceiling spotlight and door to:

FITTED CLOAKROOM

Having a white low flush w/c and pedestal wash hand basin with tiled splashback. Tiled flooring with underfloor heating, extractor fan and two inset ceiling spotlights.

BREAKFAST ROOM 12'10" x 8'2" (3.91m x 2.49m)

(Measurements include recess) having a built-in pantry with shelving and ceiling light point, built-in china cupboard, an opening through to the kitchen, tiled flooring with underfloor heating, twin double glazed French doors to the rear garden, inset ceiling spotlight, ceiling light point and a built-in cupboard housing the 'Worcester' gas-fired boiler.

FITTED KITCHEN 12'0" x 11'8" (3.66m x 3.56m)

(Measurements include units & recess) having a contemporary range of base and wall units with granite worktop surfaces, an inset sink with vegetable preparation bowl, integrated washing machine, dishwasher and fridge/freezer, built-in microwave, coffee machine, electric oven and six ring gas hob with cookerhood over. Part tiled walls, tiled flooring with underfloor heating, four double glazed roof windows, two double glazed windows to side, double glazed window to rear, TV aerial point and ten inset ceiling spotlights.

From the hallway, the stairs with ornate balustrade lead up to the **FIRST FLOOR LANDING** having two double glazed roof windows to front, radiator, door to bedroom one, five inset ceiling spotlights, ceiling light point and an arch to **REAR LANDING** having doors to three bedrooms and bathroom, a light tube, two radiators, built-in airing cupboard, two ceiling light points and an access hatch with a pull-down ladder to the part boarded loft with light point.

BEDROOM ONE 15'0" x 12'5" (4.57m x 3.78m)

(Measurements include wardrobes to recess) having a six door wardrobe with cupboards over, fitted around the door to the ensuite, double glazed window to front, cupboard built-in to the chimney breast, radiator and ceiling light point.

LARGE EN SUITE SHOWER ROOM 9'3" < 12'9" x 6'2" (2.82m < 3.89m x 1.88m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin set in a tiled vanity unit; and a large corner shower cubicle. Part tiled walls, tiled flooring with electric under tile warming, chrome towel rail radiator, double glazed window to front with fitted shutter blinds, a circular leaded and stained glass window to front, extractor fan and six inset ceiling spotlight.

BEDROOM TWO 15'8" x 12'6" (4.78m x 3.81m)

(Measurements include wardrobe & chimney breast) having a period feature fireplace, double glazed windows to side and rear, a fitted five door wardrobe with cupboards over, two wall light points, telephone point, ten inset ceiling spotlights and a door to:

LARGE EN SUITE BATHROOM 10'3" < 13'6" x 7'8" < 8'4" (3.12m < 4.11m x 2.34m < 2.54m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; freestanding bath tub with central mixer tap; and a recessed shower cubicle. Part tiled walls, tiled flooring with electric under tile warming, double glazed window to rear, chrome towel rail radiator, recessed mirror with two vanity lights, extractor fan and seven inset ceiling spotlights.

BEDROOM THREE 12'1" x 8'11" (3.68m x 2.72m)

(Measurements include wardrobes) having a five door wardrobe fitted across one wall, double glazed window to rear, radiator and a ceiling light point.

BEDROOM FOUR 7'9" x 6'0" < 8'7" (2.36m x 1.83m < 2.62m)

Having two double glazed windows to side, radiator and ceiling light point.

FAMILY BATHROOM 8'7" x 8'2" (2.62m x 2.49m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; panelled bath; and a shower cubicle. Part tiled walls, double glazed window to side, towel rail radiator, ceiling light point and a built-in store cupboard.

OUTSIDE

DETACHED OFFICE/ANNEXE

STORE/UTILITY ROOM 10'8" x 9'5" (3.25m x 2.87m)

(Measurements include units) having a unit with single bowl/single drainer sink, double glazed window to side, a high circular leaded and stained glass window to front, laminate flooring, radiator, two ceiling light points and a door to:

FITTED OFFICE 16'6" x 9'3" (5.03m x 2.82m)

(Measurements include fitted furniture) having a range of fitted office furniture briefly comprising: a large desk, cupboard and filing cabinet with shelving over, with ten inset spotlights and a tall bookcase, double glazed window to side and rear, double glazed bi-fold doors to rear garden, radiator, parquet flooring, ceiling coving, two ceiling light points and a door to:

TOILET

Having a white low flush w/c and wash hand basin, tiled splashback, parquet flooring and ceiling light point.

GARAGE 17'6" x 7'7" < 12'2" (5.33m x 2.31m < 3.71m)

(Door width 7'2" 2.18m) having a remote controlled roll around door to front, concrete base, ceiling light point and an opening with ornate gates to the rear.

PARKING

The house and garage are approached over a block paved drive with two shrubbery beds, providing off-road parking for up to four cars.