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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.



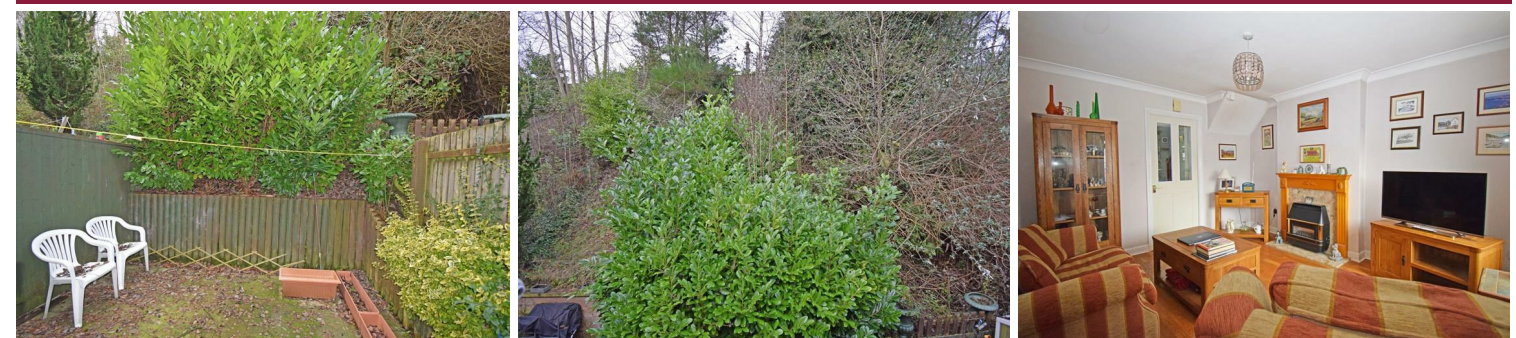
Allan Morris

estate agents



10 Greenbank, Barnt Green, Worcestershire, B45 8DH

This freehold mid-terraced house is situated in the heart of Barnt Green village, just a short walk from the St Andrews First School, railway station, shops, bars and restaurants. Having gas-fired central heating and PVC double glazing.



Price £279,950 'Vacant & No Upward Chain'

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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 mid-terraced house**
 - **Two double bedrooms**
 - **Shower room**
 - **Lounge**
 - **Fitted kitchen diner**
- **Gas-fired central heating**
 - **PVC double glazing**
 - **Off-road parking**
 - **Private westerly garden**
 - **Vacant possession**

The property more particularly comprises:

A double glazed front door opening to the HALL having a ceiling light point and a door to:

LOUNGE 13'4 x 11'9" (4.06m x 3.58m)
(Measurements include recesses) having a feature fireplace with a gas fire, double glazed window to front, radiator, wood flooring, TV aerial point, telephone point, fibre optic internet points, ceiling coving, ceiling light point and a door to:

FITTED KITCHEN DINER 11'9" x 10'11" (3.58m x 3.33m)
(Measurement include units and stairs) having base and wall units with a worktop surface, single bowl/single drainer sink, recess for washing machine, built-in electric oven and four ring gas hob with cookerhood over. Part tiled walls, understairs cupboard, radiator, double glazed sliding patio doors to the rear garden and ceiling light point.

The stairs with balustrade lead up to the FIRST FLOOR LANDING having an access hatch to the lofts and ceiling light point.

BEDROOM ONE 11'9" x 8'6" (3.58m x 2.59m)
(Measurements include recess) having a double glazed window to front, radiator and ceiling light point.

BEDROOM TWO 11'9" x 9'2" (3.58m x 2.79m)
(Measurements include wardrobe and cupboard) having a built-in wardrobe with two sliding mirror doors, double glazed window to rear, radiator, ceiling light point and a cupboard built-in over the stairwell housing the 'Worcester' gas-fired combination boiler.

SHOWER ROOM 6'2" x 5'6" (1.88m x 1.68m)
(Measurements include suite) having a white suite comprising: a low flush WC; wash hand basin with cupboard below; and a large shower tray with glass screen. Part tiled walls, chrome towel rail radiator, extractor fan and ceiling light point.

OUTSIDE

PARKING

To the front, the house is approached over a tarmac drive providing off-road parking for one car.

GARDENS

To the front there is a gravel bed and the property benefits from a private rear garden with a westerly aspect, comprising: a paved patio to the rear of the house, with a timber wall, beyond which is a steep barked garden with mature shrubs.

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: C

(Energy Performance Certificate)

DIRECTIONS

From Barnt Green railway station carpark: turn left onto Hewell Road, then turn left into Greenbank, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2460/D1



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