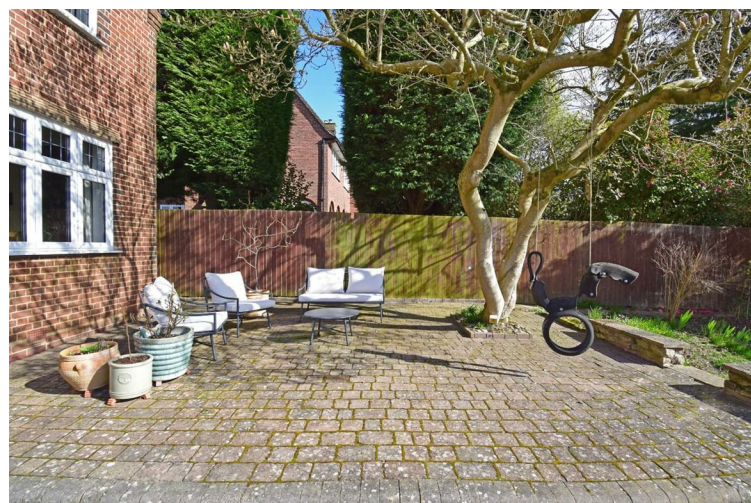


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Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677
Registered Office: 18 High Street, Bromsgrove, Worcestershire, B61 8HQ



Allan Morris

estate agents



19 College Road, Bromsgrove, Worcestershire, B60 2NF

This freehold detached family home is situated in a desirable residential area within walking distance of the facilities of the town centre. The house offers spacious accommodation of approximately 2,080sqft plus a brick store, an attached single garage and a detached double garage and workshop.



Price £850,000

ampsales@allan-morris.co.uk

01905 969659

0121 445 5209

01527 874646

www.allan-morris.co.uk



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: G

(Bromsgrove District Council)

EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre High Street: turn into New Road and take the third turning on the left, at the top of the hill, into College Road, where the the property will be found towards the end of the road on the left, as indicated by the agent's 'for sale' board.

AMP:2468/D1

**19 College Road
Bromsgrove
Worcestershire
B60 2NF**

GENERAL DESCRIPTION

This freehold detached family home is situated in a desirable residential area within walking distance of the facilities of the town centre and is convenient for commuting to Birmingham, the national motorway network and railway station.

The house has PVC doble glazing, gas-fired central heating and offers spacious accommodation of approximately 2,080sqft (excluding store and garages), that offers potential for further improvement and briefly comprises:

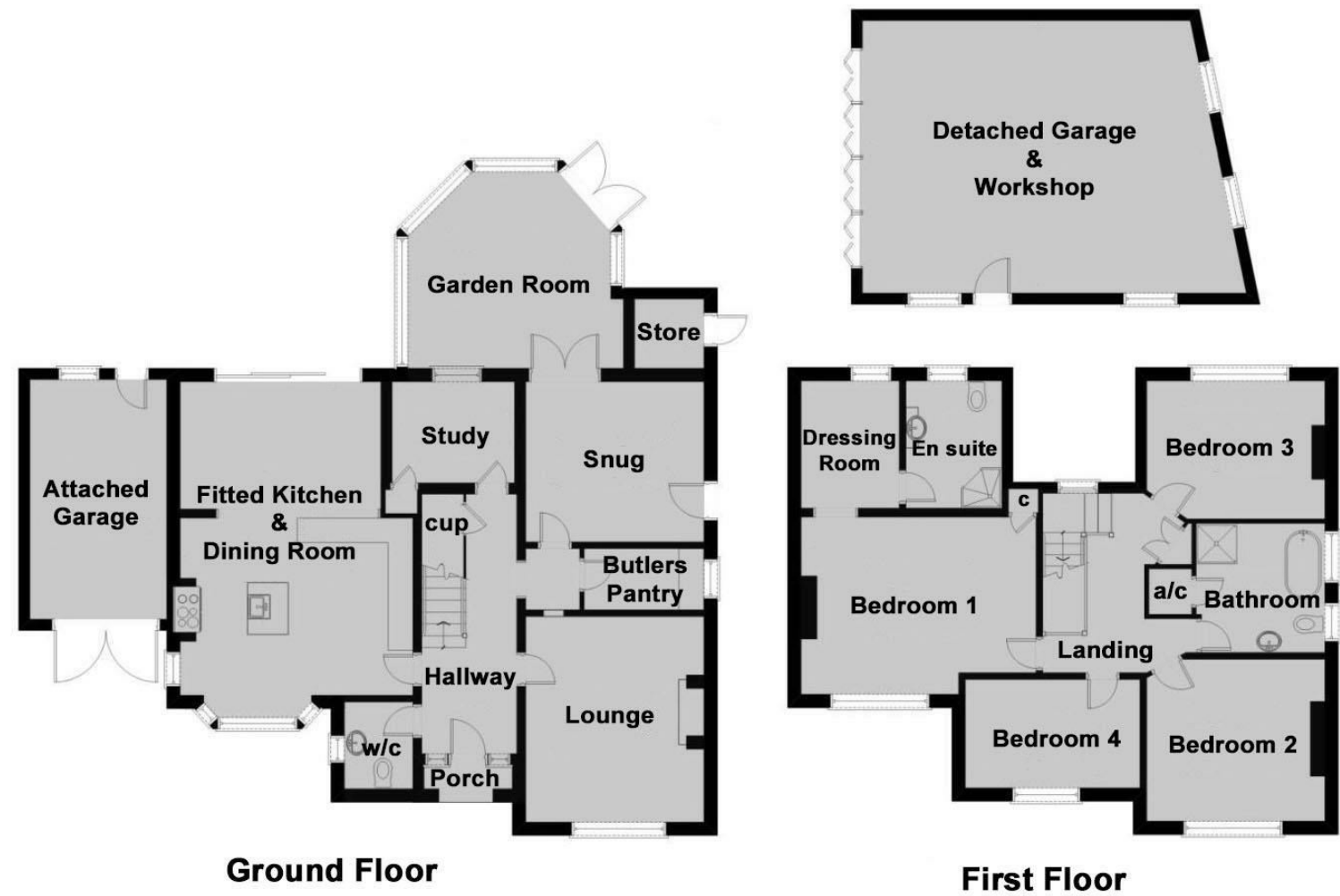
Ground Floor

A reception hallway with a fitted cloakroom; lounge; snug; garden room; study; fitted kitchen & dining room; and a butlers pantry/utility.

First Floor

A semi-galleried landing; four double bedrooms; en suite dressing room; en suite shower room; and a large family bathroom.

In addition, the property benefits from an attached store, attached single garage, detached double garage & workshop, long private front garden and drive providing off-road parking for several cars, rear garden with a lovely westerly aspect and a long driveway to the rear and gated courtyard providing secure off-road parking.



**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:

An open porch having an obscure double glazed front door opening to the RECEPTION HALLWAY having stairs to the first floor, doors to lounge, butlers pantry/utility, snug, study and kitchen. Parquet flooring, understairs cloaks cupboard, two leaded obscure single glazed windows to front, two radiators, dado rail, ceiling coving, four ceiling light points and a door to:

FITTED CLOAKROOM

Having a marble effect low flush w/c and pedestal wash hand basin, obscure double glazed window to side, chrome towel rail radiator and a ceiling light point.

LOUNGE 14'11" x 13'0" (4.55m x 3.96m)

(Measurements include fireplace) having a fireplace with feature lighting and a wood burning stove, double glazed window to front, vertical radiator, TV aerial point, ceiling coving and a ceiling light point.

BUTLER'S PANTRY/UTILITY 8'8" x 4'5" (2.64m x 1.35m)

(Measurements include worktop & shelving) having a worktop surface with space below for a washing machine and tumble dryer. Fitted shelving across two walls, leaded and obscure single window to side, quarry tiled floor and a ceiling light point.

SNUG 13'0" x 11'8" (3.96m x 3.56m)

Having a single glazed door to side, radiator, TV aerial point, ceiling light point and twin double glazed French doors to:

GARDEN ROOM 14'8" x 13'6" (4.47m x 4.11m)

Having double glazed windows overlooking the rear garden, radiator, twin double glazed French doors to the rear garden, vaulted ceiling and a ceiling light point.

STUDY 8'11" x 7'5" (2.72m x 2.26m)

(Measurements exclude cupboard & shelving) having a double glazed window to garden room, recessed shelving, built-in cupboard, fibre optic internet point and a ceiling light point.

FITTED KITCHEN & DINING ROOM 22'10" < 25'10" x 13'11" < 16'11" (6.96m < 7.87m x 4.24m < 5.16m)

(Measurements include units, bay & recesses) having a range of bas and wall units with wood worktop surfaces, an integrated dishwasher and an island unit with granite top incorporating a breakfast bar and a 'Belfast' sink. A tiled chimney breast with a fitted range oven and a built-in cookerhood, double glazed bay window to front, double glazed window to side, large double glazed window with a double glazed sliding door to the rear garden, two radiators, TV aerial point, ceiling coving, ceiling light point and twelve inset ceiling spotlights.

From the hallway, the stairs with balustrade lead up to the FIRST FLOOR SEMI-GALLERIED LANDING having a double glazed window to rear, radiator, a built-in corner cupboard, dado rail, ceiling light point and an access hatch with a pull-down ladder to the part boarded loft with light point.

BEDROOM ONE 17'0" x 11'6" < 13'0" (5.18m x 3.51m < 3.96m)

(Measurements include recesses) having a double glazed window to front, radiator, built-in cupboard, two wall light points and an opening to:

EN SUITE DRESSING ROOM 8'9" x 7'1" (2.67m x 2.16m)

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

EN SUITE SHOWER ROOM 8'10" x 6'8" (2.69m x 2.03m)

(Measure include suite) having a white suite comprising: a low flush w/c; wash hand basin with a lit mirror over and cupboards and drawers below; and a corner shower cubicle. Double glazed window to rear, radiator, chrome towel rail radiator, extractor fan, and a ceiling light point.

BEDROOM TWO 13'0" x 11'6" (3.96m x 3.51m)

(Measurements include recesses) having a double glazed window to front, radiator and a ceiling light point.

BEDROOM THREE 13'0" x 10'1" (3.96m x 3.07m)

(Measurements include recesses) having a double glazed window to rear, radiator and a ceiling light point.

BEDROOM FOUR 11'11" x 7'11" (3.63m x 2.41m)

Having a double glazed window to front, radiator, wall light point and a ceiling light point.

LARGE FAMILY BATHROOM 9'4" x 9'4" (2.84m x 2.84m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin with a lit mirror over; a corner shower cubicle; and a freestanding bathtub. Part tiled walls, towel rail radiator, extractor fan, four inset ceiling spotlights and a built-in cupboard with slatted shelving and housing the 'Worcester' gas-fired combination boiler, installed in November 2022.

OUTSIDE

ATTACHED SINGLE GARAGE 18'0" x 10'1" (5.49m x 3.07m)

(Door width 6'11" 2.11m) having double doors to front, double glazed window to rear, personnel door to rear garden, concrete base, light and power points.

LARGE DETACHED DOUBLE GARAGE & WORKSHOP 24'0" < 27'8" x 19'11" (7.32m < 8.43m x 6.07m)

(Door width 16'6" 5.03m) having a remote controlled roller shutter door to the front, personnel door to side, two obscure single glazed windows to side, two obscure single glazed windows to rear, concrete base, light and power points.

PARKING

To the front, the house and attached garage are approached, via gates, over a sweeping driveway providing off-road parking for numerous cars. To the rear, there is a long driveway providing parking for up to four cars, from which tall double gates open to the concrete courtyard to the front of the detached garage/workshop, providing secure off-road parking for up to three cars.

GARDENS

The house stands well back from the road behind a long front garden, behind a low wall and screening of mature screen and shrubs, comprising: a paved patio to the front of the house, beyond which is a lawn with established borders. A gate opens to a pathway along the side of the house, with a water tap, to the rear, where the property benefits from a garden with a lovely westerly aspect, comprising: a paved patio to the rear of the house, beyond which is a lawn with established beds. Across the rear of the lawn and along the side there is a gravel bed beneath a pergola. From the path to the side of the house, a door opens to an ATTACHED BRICK STORE 5'0" x 5'0" (1.52m x 1.52m) having fitted shelving and a ceiling light point.