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Allan Morris

estate agents



1 Farrier Close, Stoke Heath, Bromsgrove, Worcestershire, B60 3PQ

This freehold detached family home has been further extended and modernised to provide spacious and flexible accommodation of approximately 1,530sqft (excluding garage) and offers private side and rear gardens with a lovely south westerly aspect.



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.



Price £499,950

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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 detached family home
 - Five bedrooms
 - Dressing area & en suite shower room
 - Family bathroom
 - Hallway with toilet off
- Study / Playroom
 - Lounge
 - Fitted kitchen & dining room
 - Family / Garden room
 - Garage, PVC double glazing & gas CH

The property more particularly comprises:

An open porch with a double glazed front door opening to the RECEPTION HALLWAY having stairs to the first floor, doors to study, lounge and kitchen, radiator, ceiling light point and a door to:

CLOAKROOM

Having a white low flush w/c incorporating a wash hand basin with tiled splashback, extractor fan and ceiling light point.

STUDY / PLAYROOM 9'3" x 7'7" (2.82m x 2.31m)

Having a double glazed window to front, radiator, t.v. aerial point, telephone point and a ceiling light point.

LOUNGE 16'8" x 11'3" < 12'6" (5.08m x 3.43m < 3.81m)

Having an inglenook style fireplace with a quarry tiled hearth and wood burning stove, double glazed window to front, radiator, t.v. aerial point, six inset ceiling spotlights and a wide opening to:

FITTED KITCHEN & DINING ROOM 23'6" x 8'5" (7.16m x 2.57m)

(Measurements include units) having a range of contemporary base and wall mounted units, with quartz work top surfaces incorporating a breakfast bar, an inset sink, integrated dishwasher, recess for an 'American' style fridge/freezer, built-in electric oven with a warming drawer, microwave and a four ring gas hob with a cookerhood over. Two double glazed windows to the rear, door to the utility room, a contemporary vertical radiator, ten inset ceiling spotlights and a wide opening to:

FAMILY / GARDEN ROOM 10'6" x 10'5" (3.20m x 3.18m)

(Measurements exclude recesses) having bi-fold double glazed doors opening to the rear garden, two double glazed windows to rear, contemporary vertical radiator and a vaulted ceiling with two double glazed roof windows and four inset spotlights.

UTILITY ROOM 7'10" x 7'7" (2.39m x 2.31m)

(Measurements include units) having base units with a worktop surface, single bowl/single drainer sink and recesses for washing machine and tumble dryer, double glazed window to rear, obscure double glazed door to side, radiator, door to garage, two inset ceiling spotlights and a cupboard housing the wall mounted 'Baxi' gas-fired combination boiler.

From the hallway, the stairs with handrail lead up to a half landing with a wall light point and stairs to either side leading up to two first floor landings.

LANDING ONE

Having doors to three bedrooms and the family bathroom, a ceiling light point and an access hatch with a pull-down ladder to the part boarded loft.

BEDROOM ONE SUITE 16'5" x 12'2" (5.00m x 3.71m)

(Max including dressing area)

BEDROOM AREA 12'2" x 10'0" (3.71m x 3.05m)

Having a double glazed window to front, radiator, a ceiling light point and a wide opening to:

DRESSING AREA 9'0" x 6'4" (2.74m x 1.93m)

(Measurements include wardrobes) having contemporary fitted two door wardrobe with a matching chest of drawers to side and a built-in wardrobe with two sliding mirror doors, obscure double glazed window to side, two inset ceiling spotlights and a door to:

EN SUITE SHOWER ROOM 7'6" x 6'4" (2.29m x 1.93m)

(Measurements include suite) having a contemporary white suite comprising: a low flush w/c; wash hand basin with drawers below; and a shower cubicle. Part tiled walls, tiled flooring, obscure double glazed window to rear, shaver point, chrome towel rail radiator and four inset ceiling spotlights, one with extractor fan.

BEDROOM TWO 11'1" x 6'11" < 10'0" (3.38m x 2.11m < 3.05m)

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

BEDROOM THREE 9'6" x 8'1" (2.90m x 2.46m)

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

FAMILY BATHROOM 7'2" x 6'3" (2.18m x 1.91m)

(Measurements include suite) having a suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with a rainfall shower over. Part tiled walls, obscure double glazed window to rear, brass towel rail radiator and a ceiling light point.

LANDING TWO

Having an obscure double glazed window to side, doors to two bedrooms, access hatch to loft and a ceiling light point.

BEDROOM FOUR 11'9" x 7'7" (3.58m x 2.31m)

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

BEDROOM FIVE / OFFICE 9'7" x 7'7" (2.92m x 2.31m)

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

OUTSIDE

GARAGE 17'9" x 7'8" < 8'2" (5.41m x 2.34m < 2.49m)

(Door width 7'0" 2.13m) having a metal up-and-over door to front, concrete base, obscure double glazed window to side, radiator, door to the utility room, light and power points.

PARKING

Having a large tarmac drive providing off-road parking for up to four cars side-by-side. A wide paved area to the side of the house provides space for wheelie bin storage and a gate opens to the side and rear gardens.

GARDENS

The property benefits from private side and rear gardens with a lovely south westerly aspect and have been landscaped for ease of maintenance. In the rear corner, there is a good sized TIMBER SUMMER HOUSE.

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: E

(Bromsgrove District Council)

EPC RATING: C

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre, take New Road and turn right at the traffic lights into the A38 Bromsgrove Eastern Bypass. At the next lights proceed straight on into Stoke Road, then take the third island exit into Austin Road. Take the fourth turning on the left into Miller Close, then first right into Farrier Close, where the property will be found on the left, as indicated by the agent's 'for sale' board.

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