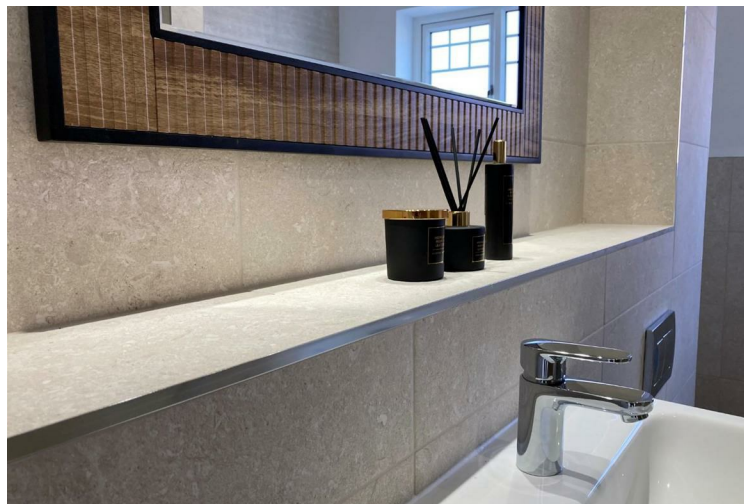
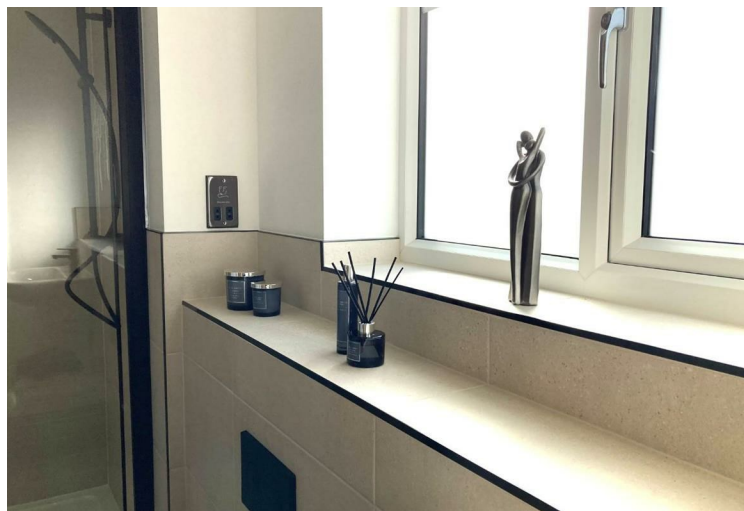


Network of prominent offices providing sales coverage for the following towns and surrounding villages:

Alcester; Alvechurch; Barnt Green; Bewdley; Birmingham (South); Bromsgrove; Chaddesley Corbett; Droitwich Spa; Evesham; Kidderminster; Malvern; Pershore; Redditch; Rubery; Stourport-on-Severn; Studley; Upton-on-Severn; Worcester



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



Plot 2 Fininstall Gardens, Alcester Road, Fininstall, Worcestershire, B60 1EL

A rare opportunity to buy a newly completed freehold family home in desirable village location, convenient for the amenities of Aston Fields and the facilities of Bromsgrove. The house will offer spacious accommodation of approximately 2,000sqft plus a large single integral garage and landscaped grounds.



Price £825,000

ampsales@allan-morris.co.uk

01905 969659

0121 445 5209

01527 874646

www.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.



- **New freehold detached family home**
 - **Four double bedrooms**
 - **En suite dressing & shower rooms**
 - **Large family bathroom**
 - **Hallway with Fitted cloakroom**
- **Lounge**
 - **Fitted kitchen, dining & family room**
 - **Utility room**
 - **Solar panels with battery storage**
 - **PVC Double glazing & gas CH**

The property more particularly comprises:

An open porch with two inset LED spotlights and a double glazed front door opening to the RECEPTION HALLWAY having underfloor heating, stairs with oak newel posts, handrail and base rail leading to the first floor, doors to lounge and kitchen, LVT flooring, five inset ceiling spotlights and a door to:

FITTED CLOAKROOM

Having 'Vitra' white low flush w/c and wash hand basin with a Hansgrohe tap, underfloor heating, LVT flooring, two ceiling spotlights and an understairs cupboard housing the underfloor heating valves and data points for the internet hub.

LOUNGE 21'10" x 12'2" (6.65m x 3.71m)

Having a double glazed window to front, underfloor heating, TV aerial point, data cable point, four wall light points and two ceiling light points,

FITTED KITCHEN, DINING & FAMILY ROOM 30'10" x 13'9" (9.40m x 4.19m)

(Measurements include units) having a range of base and wall units with concealed LED lighting over worktop surfaces, single bowl/single drainer sink, an integrated 'Bosch' dishwasher, built-in 'CDA' wine cooler, built-in 'Bosch' combination microwave oven, electric oven and induction hob, built-in 'Bosch' induction hob with an integrated cookerhood over, a recess with a 'Samsung' American style fridge/freezer and an island unit with a built-in bin store and drop ceiling over with two inset ceiling spotlights and concealed feature lighting. Double glazed window to rear, large double glazed window with twin French doors to the rear garden, feature wall with concealed LED lighting, LVT flooring, TV aerial point and a data cable point. Underfloor heating, ten inset ceiling spotlights, a ceiling light point and a door to:

UTILITY ROOM 8'3" x 5'8" (2.51m x 1.73m)

(Measurements include units) having base and wall units with worktop surface and recesses for washing machine and tumble dryer. Double glazed window to side, double glazed door to side, LVT flooring, and two 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 front, radiator, two ceiling light points and a built-in cupboard housing the large 'Vaillant' air source hot water tank.

BEDROOM ONE 14'7" x 13'9" (4.45m x 4.19m)

Having a double glazed window to rear, TV aerial point, data cable point, door to side, ceiling light point and a door to:

DRESSING ROOM / WALK-IN WARDROBE 9'0" x 5'5" (2.74m x 1.65m)

Having a radiator, power points and three inset ceiling spotlights.

EN SUITE SHOWER ROOM 9'9" x 5'2" (2.97m x 1.57m)

(Measurements include suite) having a 'Vitra' white suite comprising: a low flush w/c; wash hand basin with Hansgrohe tap; and a large shower cubicle. An obscure double glazed window to side, chrome towel rail radiator, LVT flooring, shaver point and four inset ceiling spotlights.

BEDROOM TWO 15'10" x 13'9" (4.83m x 4.19m)

Having a double glazed window to rear, radiator, TV aerial point, ceiling light point and an access hatch to the loft.

BEDROOM THREE 11'8" x 10'1" < 11'0" (3.56m x 3.07m < 3.35m)

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

BEDROOM FOUR 11'10" x 10'2" < 12'2" (3.61m x 3.10m < 3.71m)

(Measurements exclude wardrobe) having a built-in wardrobe with double doors, a double glazed window to the front, radiator and a ceiling light point.

LARGE FAMILY BATHROOM 12'3" x 4'5" < 8'9" (3.73m x 1.35m < 2.67m)

(Measurements include suite) having a 'Vitra' suite, comprising: a low flush w/c; wash hand basin with Hansgrohe tap; panelled bath; and a shower cubicle. Feature lit vanity recessed wall with shaver point. An obscure double glazed window to side, chrome towel rail radiator, LVT flooring and four inset ceiling spotlights.

OUTSIDE

LARGE SINGLE INTEGRAL GARAGE 18'5" x 10'1" < 10'11" (5.61m x 3.07m < 3.33m)

(Door width 7'7" 2.31m) having a metal up-and-over door to front, double glazed door to side, concrete base, wall mounted 'Logic' gas-fired boiler, solar panel electric storage units, light and power points.

PARKING

An independent tumbled block paved drive provides off-road parking for several cars. There is an EV charger fitted to the side of the garage.

LANDSCAPING

The driveway to the front of the house has raised landscaped borders and there are two wall light points to the front of the house. Block paved pathways, one with water tap and wall light point lead along both sides of the house to the rear, where the property benefits from a landscaped rear garden, comprising: a porcelain paved terrace across the rear of the house, with power points, three wall light points and a step down to the lawn.

GENERAL INFORMATION

SPECIFICATIONS

Latest timber framed construction with high insulation values.

10 year ABC warranty.

High quality uPVC Windows and external doors, plus oak veneer internal doors, Porselanosa tiling, carpets and LVT flooring.

Security:

Intruder alarm system; exterior wall lighting; secured by design locking systems.

Key Energy Efficiency:

Solar panels with battery storage; full house Vent Axia mechanical ventilation heat recovery system MVHR; hot water only heat pump cylinder; heat only gas boiler; underfloor heating to ground floor; thermostatically controlled radiators; high energy efficient thermal and acoustic double glazing; energy efficient lighting; fully insulated loft space.

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: to be confirmed

(Bromsgrove District Council)

EPC RATING: to be confirmed

(Energy Performance Certificate) The EPC rating will be confirmed following construction of the house, although from the builder's previous experience of this build specification it is anticipated to be a high B band.

DIRECTIONS

From Bromsgrove town centre: take New Road. At the traffic lights proceed straight on, continuing along New Road. At the top of the road, take the first island exit into Finstall Road. Proceed over the railway bridge and on past the Rugby Club, then turn left into Heydon Road. At the end of the road turn right into Alcester Road, where the property will be found on the left, as indicated by the agent's 'For Sale' board.

AMP:2347/D5



Ground Floor

First Floor

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