



22 Warwick Hall Gardens, Aston Fields, Bromsgrove, Worcestershire, B60 2AU

£399,950

**Allan Morris**  
estate agents



## 22 Warwick Hall Gardens, Aston Fields, Bromsgrove, Worcestershire, B60 2AU

'Vacant & No Upward Chain'

This freehold semi-detached family home has recently been refurbished and modernised, including: rewiring; new gas-fired heating system; newly fitted kitchen, bathroom & cloakroom; and a newly landscaped rear garden.

The property is situated in a desirable residential area within walking distance of the railway station and amenities of Aston Fields and the facilities of the town centre.





The property more particularly comprises:

An enclosed double glazed porch with obscure double glazed front door opening to the RECEPTION HALLWAY having stairs to the first floor, newly fitted doors to lounge and dining room, radiator, three ceiling spotlights and a newly fitted door to:

#### **REFITTED CLOAKROOM**

Having a white low flush w/c and wash hand basin set in a vanity unit, chrome towel rail radiator, tiled walls extractor fan and three inset ceiling spotlights.









**REFURBISHED LOUNGE**

4.55m x 3.15m < 3.33m (14'11" x 10'4" < 10'11")

(Measurements include recess) having double glazed window to front, two radiators, TV aerial point, ceiling coving and two ceiling light points.

**DINING ROOM**

3.58m x 2.74m (11'9" x 9'0")

(Measurements include recesses) having a wide opening to the kitchen, contemporary upright radiator, four inset ceiling spotlights and double glazed sliding patio doors to:

**DOUBLE GLAZED CONSERVATORY**

7.11m x 2.18m < 2.29m (23'4" x 7'2" < 7'6")

Having double glazed windows overlooking the rear garden, double glazed doors to side and rear, tiled flooring, power points and a wall light points.

**NEWLY REFITTED KITCHEN**

3.48m x 2.29m (11'5" x 7'6")

(Measurements include units) having base and wall units with work top surfaces, single bowl/single drainer sink with vegetable preparation bowl and built-in electric oven and four ring electric hob with cooker hood over. Single glazed window to conservatory and four inset ceiling spotlights.

From the hallway, the stairs with handrail lead up to the FIRST FLOOR LANDING having an access hatch to the insulated loft, two ceiling light points and built-in store cupboard.

**BEDROOM ONE**

3.56m < 4.50m x 3.23m < 3.38m (11'8" < 14'9" x 10'7" < 11'1")

Having a large double glazed window to front, radiator, ceiling light point and a door to:

**NEWLY CREATED EN SUITE SHOWER ROOM**

2.16m x 0.76m (7'1" x 2'6")

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin; and a shower cubicle. Tiled walls, extractor fan and two inset ceiling spotlights.

**BEDROOM TWO**

3.58m x 3.35m < 3.56m (11'9" x 11'0" < 11'8")

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

**BEDROOM THREE**

3.33m x 1.85m < 2.44m (10'11" x 6'1" < 8'0")

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





#### **BEDROOM FOUR**

3.38m x 2.39m (11'1" x 7'10")

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

#### **NEWLY REFITTED BATHROOM**

2.31m x 1.6m (7'7" x 5'3")

(Measurements include suite) having white suite comprising: a low flush w/c; pedestal wash hand basin with a cupboard below; and a panelled bath with shower and screen over. Tiled walls, obscure double glazed window to rear, chrome towel rail radiator, extractor fan and four inset ceiling spotlights.



#### **OUTSIDE**

##### **GARAGE**

4.85m x 2.44m (15'11" x 8'0")

(Door width 7'0" 2.13m) having a metal up-and-over door to front, concrete base, water tap, light and power points and a newly fitted wall mounted 'Main' gas-fired combination boiler.

##### **PARKING**

To the front, the house and garage are approached over a tarmac drive providing off-road parking for up to two cars.



#### **GARDENS**

The house stands behind a lawn with mature shrubs. A gate opens to a newly laid paved pathway along the side to the rear, where the property benefits from a newly landscaped garden with paving and a lawn.

#### **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: D**

(Bromsgrove District Council)

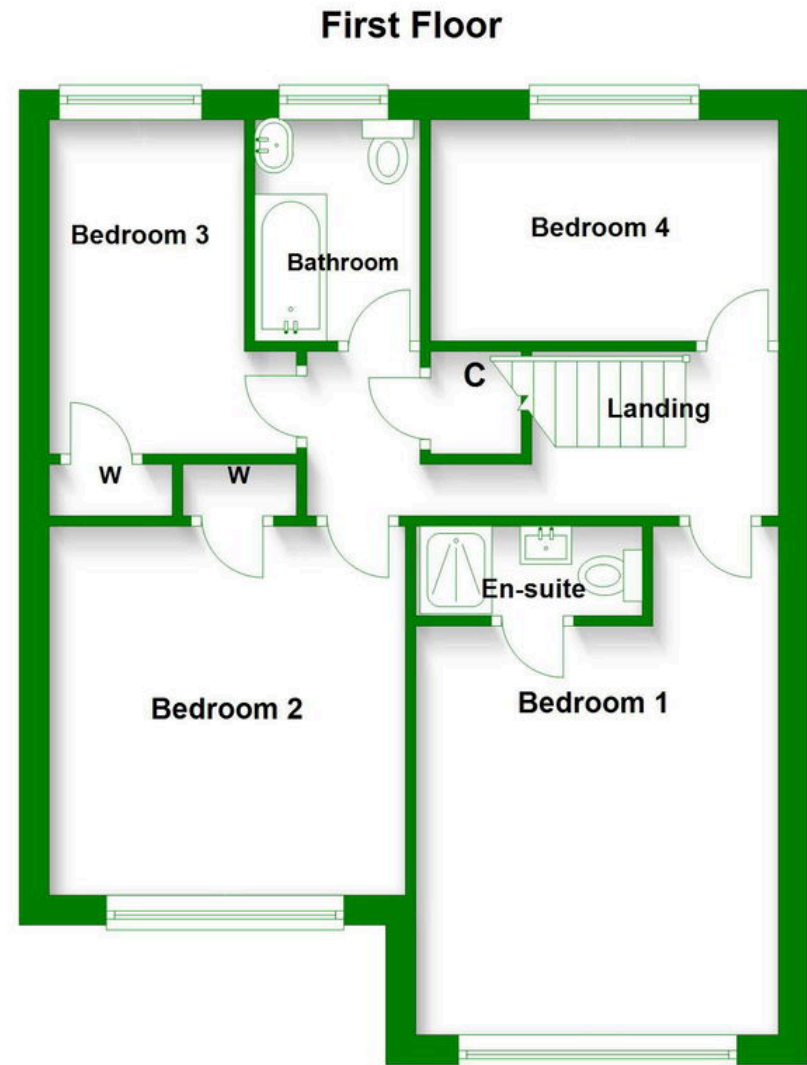
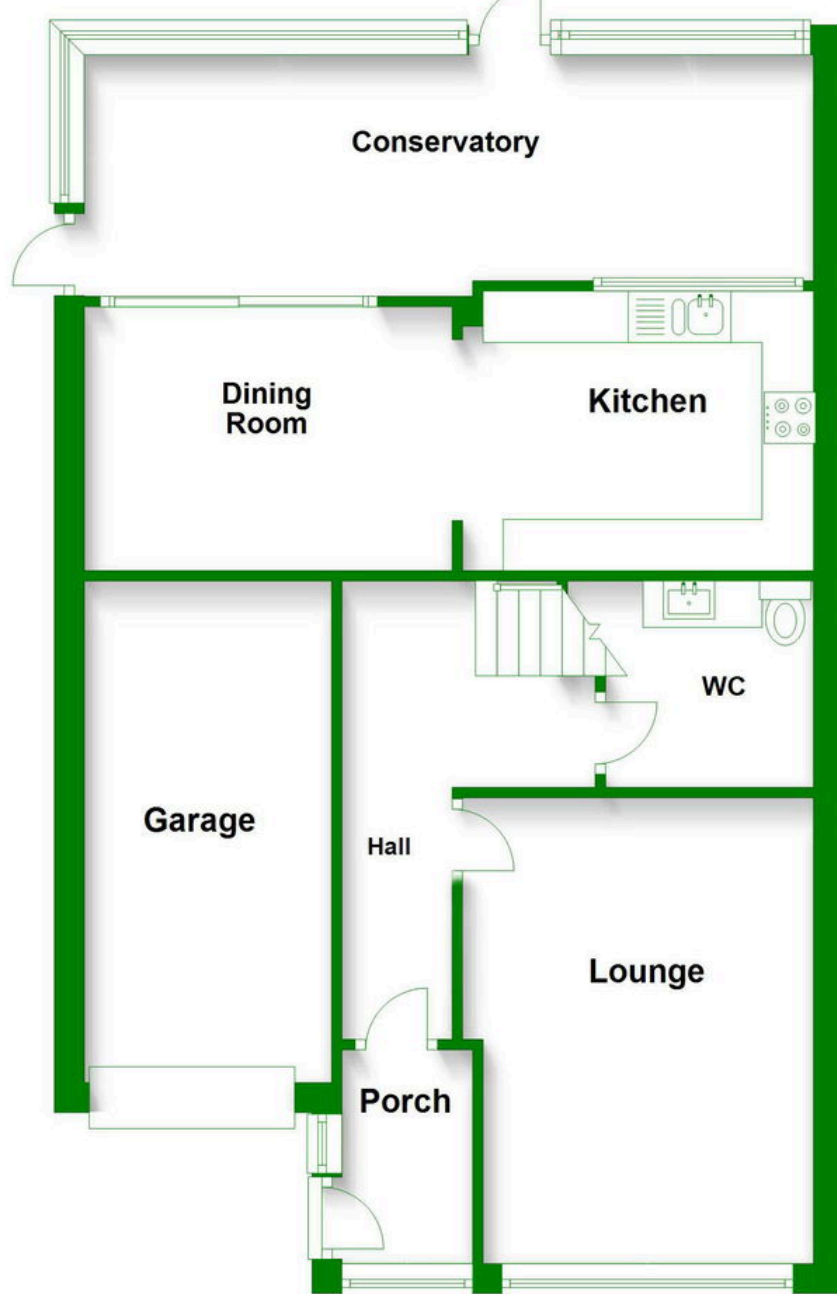
**EPC RATING: C**

(Energy Performance Certificate)

### **DIRECTIONS**

From Bromsgrove town centre: take New Road and proceed straight on at the traffic lights, continuing along New Road, then turn first right into Wellington Road, then first right again into Old Station Road. Turn first left into Warwick Hall Gardens, where the property will be found at the head of the cul-de-sac, as indicated by the agent's 'for sale' board.





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