



10 Cross Furlong,

£350,000

Allan Morris
estate agents

10 Cross Furlong,

This freehold detached family home is situated in a desirable village location between Bromsgrove and Droitwich Spa, having a popular village first school, park and local amenities within walking distance.

The location is also convenient for the M5 motorway, commuting to Birmingham and Worcester and the facilities of both Bromsgrove and Droitwich Spa.

The well appointed and presented house has PVC double glazing and gas-fired central heating, with accommodation briefly comprising: a reception hall with fitted cloakroom; through lounge; fitted kitchen & dining room; semi-galleried landing; three bedrooms; an en suite shower room; and a family bathroom.

In addition, the property benefits from a single garage, driveway providing off-road parking for two cars and landscaped gardens.





DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller and have not checked any legal documentation. Any points of interest or concern should be verified by your legal representative.
- Allan Morris & Peace have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate and may include recesses, suites, cupboards and wardrobes.

KEY POINTS

- Gas-fired central heating.
- PVC double glazing.
- Freehold tenure.
- Floor area of 920sqft.
- Landscaped gardens.
- Single garage & two car drive.
- Gallery landing, three bedrooms, family bathroom & en suite shower room.
- Hall with toilet, through lounge and fitted kitchen & dining room.
- Energy Performance Certificate, band C.
- Council Tax Band D (Wychavon District Council).
- Estate Management Charge payable (Latest annual charge was approximately £143).



DIRECTIONS

From Bromsgrove: take the A38 Worcester Road. On entering Wychbold, take the second right into Cross Furlong, where property will be found on the right.

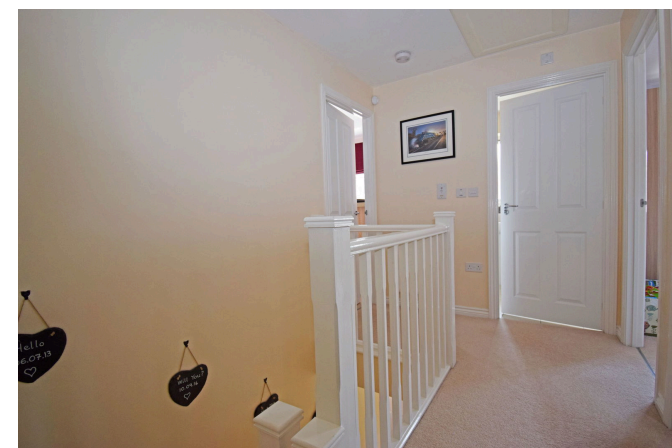


INCLUSIONS

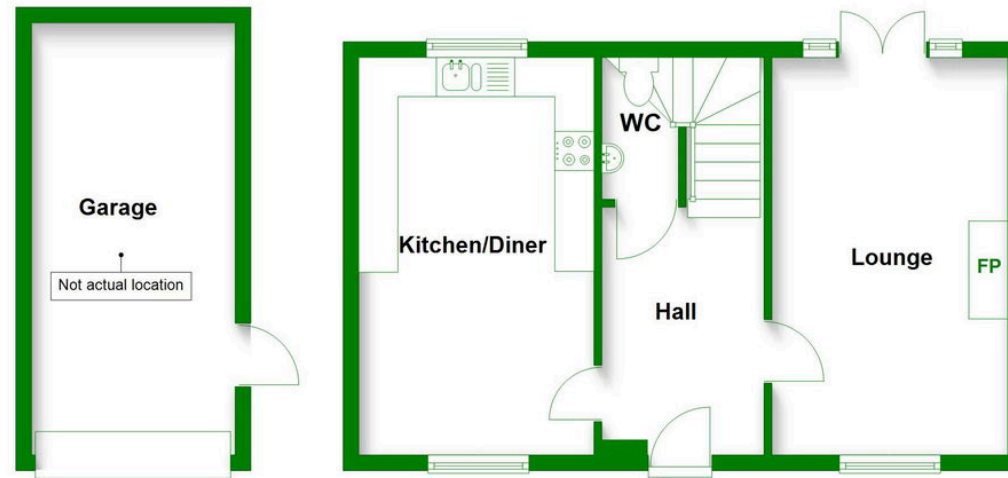
- Carpets & floor coverings as fitted
- Blinds as fitted (except bedrooms 1 & 2)
- Fireplace & electric fire in lounge
- Dishwasher, electric oven, 4 ring gas hob & cookerhood in kitchen
- Burglar alarm

DESCRIPTION

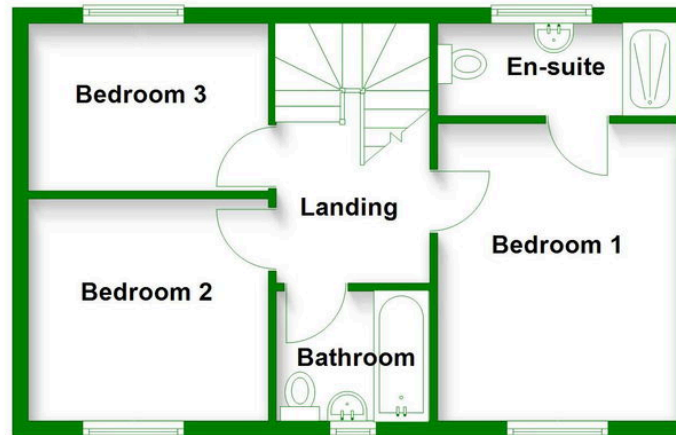
- **CANOPY PORCH** with a double glazed front door to:
- **RECEPTION HALL** 3.13m x 2.07m (10'3" x 6'9")
- **FITTED CLOAKROOM** 1.85m x 0.98m (6'1" x 3'2")
- **THROUGH LOUNGE** 4.96m x 2.89m (16'3" x 9'6")
- **FITTED KITCHEN & DINING ROOM** 4.96m X 2.89m (16'3" x 9'6")
- **SEMI GALLERIED LANDING** 3.20m x 1.93m (10'6" x 6'4")
- **BEDROOM ONE** 3.80m x 3.08m (12'6" x 10'1")
- **EN SUITE SHOWER ROOM** 3.05m x 1.20m (10'0" x 3'11")
- **BEDROOM TWO** 3.05m x 2.86m (10'0" x 9'5")
- **BEDROOM THREE** 3.05m x 2.14m (10'0" x 7'0")
- **FAMILY BATHROOM** 2.03m x 1.69m (6'8" x 5'6")
- **OUTSIDE**
- **SINGLE GARAGE** 5.37m x 2.49m < 2.72m (17'7" x 8'2" < 8'11") (Door width 2.11m 6'11")
- **PARKING** Two car driveway
- **GARDENS** Landscaped gardens to front and rear.



Ground Floor



First Floor



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

Plan produced using PlanUp.

www.allan-morris.co.uk

ampsales@allan-morris.co.uk | 01905 969659 | 0121 445 5209 | 01527 874646

Allan Morris Worcestershire Ltd is Registered in England and Wales under Company No 07151279, Registered Office Sidbury House, 32 Sidbury, Worcester, Worcs, WR1 2HZ
Allan Morris Lettings LLP is Registered in England and Wales under Company No OC336150, Registered Office Sidbury House, 32 Sidbury, Worcester, Worcs, WR1 2HZ

