



159 Kidderminster Road, Dodford, Bromsgrove, Worcestershire, B61 9AE

£850,000

Allan Morris
estate agents

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This freehold detached family home is situated in a desirable semi-rural location on the outskirts of Bromsgrove, enjoying far reaching views over greenbelt countryside front and rear and is conveniently situated for commuting to Birmingham, the national motorway network and the facilities of Bromsgrove.

The property comprises a plot of approximately 0.48 acre, with lovely private gardens and gated parking for several cars.

Built in 1968 and extended in 2013, the house is part double glazed and part triple glazed, has oil-fired central heating, integral double garage with remote controlled door and well presented and flexible accommodation of approximately 2,550sqft, comprising: spacious reception hall with wood burning stove; lounge; snug/study; fitted kitchen & dining room; lower hall; living room; gallery landing; family room; double bedroom with en suite shower room; landing; four additional bedrooms; second en suite shower room; and large family bathroom.





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

- Far reaching views over greenbelt to front & rear.
- Oil-fired central heating.
- Part triple & part double PVC glazed.
- Freehold tenure.
- Floor area of 2,550sqft.
- 0.48 acre plot with landscaped gardens.
- Double garage & drive for several cars with remote controlled gates.
- Gallery landing, family room, double bedroom & en suite shower room.
- Second landing, four bedrooms, en suite shower room & large family bathroom both with electric underfloor heating.
- Reception hall with toilet, lounge, study/ snug and fitted kitchen & dining room.
- Lower hall and living room.
- Energy Performance Certificate, band D.
- Council Tax Band F (Bromsgrove District Council).





INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds & curtains as fitted (except lounge)
- Fireplace & electric fire in lounge
- Inset electric fire in snug
- integrated dishwasher & fridge, cookerhood, built-in washing machine, and two floor heaters in kitchen
- Wood burning stoves in reception hall & family room
- Built-in wardrobes in bedrooms 3 & 4
- Timber shed in garden

DESCRIPTION

GROUND FLOOR

- **RECEPTION / DINING HALL** 3.64m x 5.75m x 2.64m < 3.97m (11'11" < 18'10" x 8'8" < 13'0")
- **FITTED CLOAKROOM** 2.55m x 0.81m < 1.16m (8'4" x 2'7" < 3'9")
- **LOUNGE** 7.12m x 4.18m (23'4" x 13'8")

- **SNUG / STUDY** 3.80m x 2.79m (12'6" x 9'2")
- **FITTED KITCHEN & DINING ROOM** 9.03m x 2.42m < 3.40m (29'7" x 7'11" < 11'2")
- **LOWER HALL** 4.17m x 2.31m (13'8" x 7'7")
- **LIVING ROOM** 4.90m x 3.93m (16'1" x 12'10")





FIRST FLOOR

- **GALLERY LANDING** 3.20m x 2.35m (10'6" x 7'8")
- **FAMILY ROOM** 4.90m x 4.85m (16'1" x 15'11")
- **BEDROOM ONE** 3.71m < 4.90m x 3.99m (12'2" < 16'1" x 13'1")
- **EN SUITE SHOWER ROOM** 2.34m x 1.08m (7'8" x 3'6")
- **SECOND LANDING** 4.49m x 1.82m (14'9" x 6'0")
- **BEDROOM TWO** 3.61m < 5.54m x 2.97m (11'10" < 18'2" x 9,9")
- **EN SUITE SHOWER ROOM** 1.79m x 1.73m (5'10" x 5'8")
- **BEDROOM THREE** 3.61m x 3.06m (11'10" x 10'0")
- **BEDROOM FOUR** 3.85m x 2.55m < 3.61m (12'7" x 8'4" < 11'10")
- **BEDROOM FIVE** 2.87m x 2.41m (9'5" x 7'11")
- **LARGE FAMILY BATHROOM** 3.66m x 3.08m (12'0" x 10'1")

OUTSIDE

- **DOUBLE GARAGE** 4.87m < 5.45m x 4.80m (16'0" < 17'10" x 15'9") (Door width 4.27m 14'0") Housing the 'Worcester' oil-fired boiler
- **PARKING** The block paved drive, with remoted controlled gates, provides off-road parking for up to ten cars
- **GARDENS** The house stands in a plot of approximately 0.48 acre, with landscaped gardens to the side and rear and countryside views to both front and rear.

DIRECTIONS

- From Bromsgrove town centre: take Kidderminster Road, proceed under the motorway bridge, where the property is the second house on the left.





Ground Floor



First Floor



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