



27 Fairfield Road, Bournheath, Worcestershire, B61 9JW

£375,000

Allan Morris
estate agents

27 Fairfield Road, Bournheath, Worcestershire, B61 9JW

'VACANT & NO UPWARD CHAIN'

This freehold traditional semi-detached family home is situated in a desirable village, convenient for commuting to Birmingham and The Black Country, the national motorway network and the facilities of Bromsgrove.

The house has been extended to provide accommodation of approximately 1,100sqft, comprising: hall; lounge; dining room with a Victorian range; fitted breakfast kitchen; utility room; bathroom; double glazed conservatory; landing; three double bedrooms; and a shower room.

The property also benefits from PVC double glazing, gas-fired central heating, gated parking for up to five cars and a private rear garden with a westerly aspect, landscaped for ease of maintenance.





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

- 1,100sqft accommodation
- 3 double bedrooms
- First floor shower room
- Ground floor bathroom
- Lounge
- Dining room & Breakfast kitchen
- Conservatory & Utility room
- PVC double glazing
- Gas-fired central heating
- Drive for up to 5 cars
- Private westerly garden
- Freehold tenure
- Energy Performance Certificate, band E
- Council tax band C



INCLUSIONS

- Carpets & blinds as fitted
- Dining room: Victorian range
- Lounge: fireplace & gas fire
- Kitchen: dishwasher, electric oven, ceramic hob & cookerhood



DESCRIPTION

GROUND FLOOR

- **HALL** 1.10m x 0.87m (3'7" x 2'10")
- **LOUNGE** 4.59m x 3.63m < 4.13m (15'1" x 11'11" < 13'7")
- **DINING ROOM** 3.35m < 3.72m x 2.57m (11'0" < 12'2" x 8'5")
- **FITTED BREAKFAST KITCHEN** 3.70m x 2.44m (12'1" x 8'0")
- **DOUBLE GLAZED CONSERVATORY** 3.24m x 2.37m (10'7" x 7'9")
- **UTILITY ROOM** 2.67m < 5.10m x 1.77m (8'9" < 16'8" x 5'9")
- **BATHROOM** 2.54m x 1.57m (8'4" x 5'2")

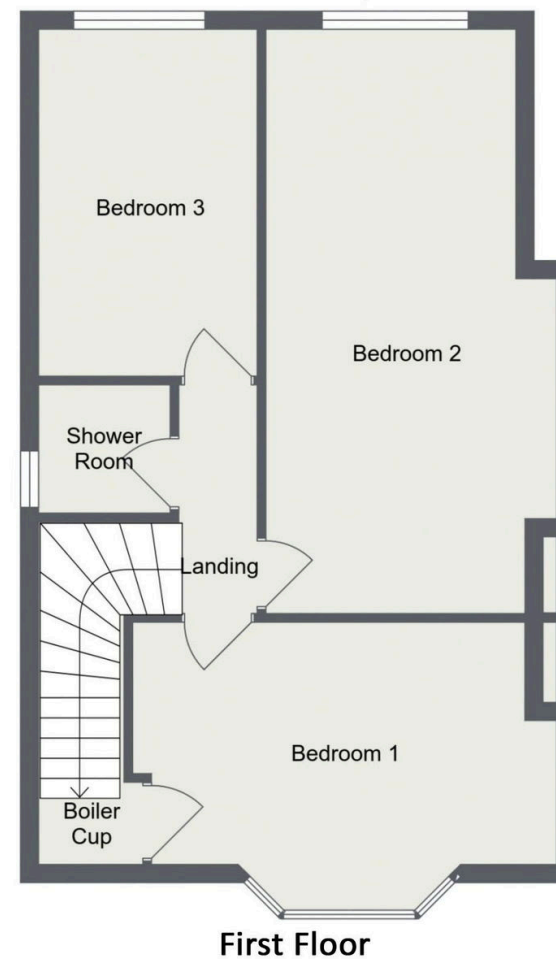
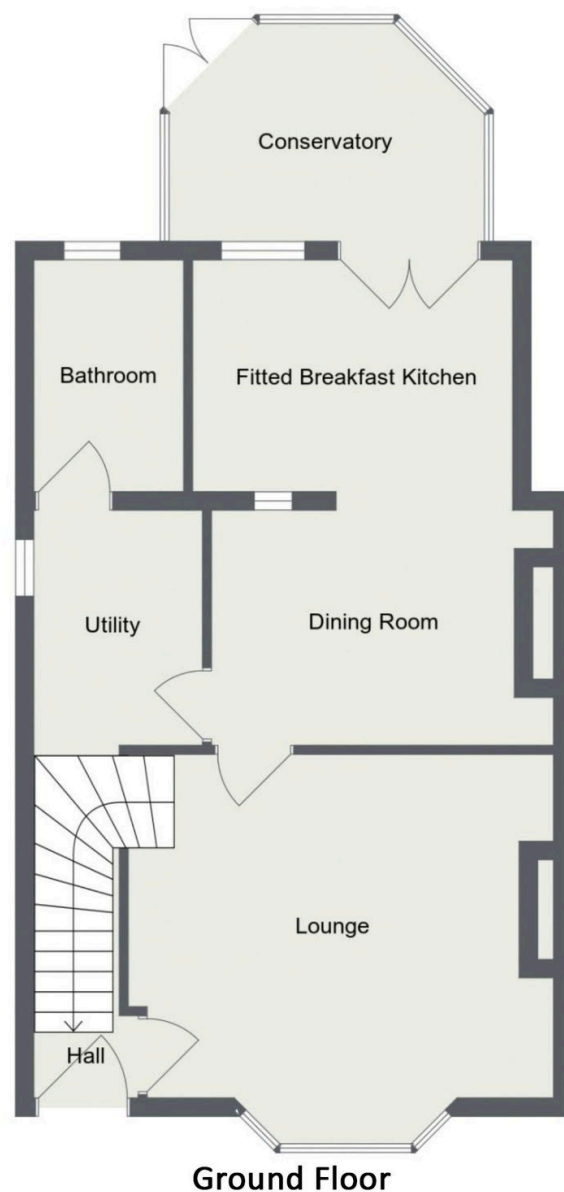
FIRST FLOOR

- **LANDING** 2.52m x 0.79m < 2.42m (8'3" x 2'7" < 7'11")
- **BEDROOM ONE** 4.60m x 2.65m < 3.80m (15'1" x 8'8" < 12'5")
- **BEDROOM TWO** 5.83m x 2.81m < 3.11m (19'1" x 9'2" < 10'2")
- **BEDROOM THREE** 3.58m x 2.28m (11'9" x 7'6")
- **SHOWER ROOM** 1.39m x 1.35m (4'6" x 4'5")

OUTSIDE

- **PARKING** Gated crazy paved drive for up to five cars
- **GARDENS** Lawn to front behind a privet hedge. Pathway with gate leads along side to the tiered rear garden, having a westerly aspect and is landscaped for ease of maintenance.





Not to scale.

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

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