



Worcester Road, Worcester Road, Upton Warren

Fixed Price £575,000

Allan Morris
estate agents

Worcester Road, Worcester Road, Upton Warren

This attached Victorian barn was converted in 1988 to provide deceptively spacious residential accommodation in a rural location adjacent to a Worcestershire Wildlife Trust members only nature reserve. The location is convenient for the facilities of Bromsgrove and is convenient for the national motorway network and commuting to Birmingham and Worcester.

The barn has timber framed double glazing, gas-fired central heating and offers well appointed accommodation of approximately 1,750sqft, comprising: a reception hall with walk-in cloaks cupboard and toilet; fitted breakfast kitchen; open plan lounge, dining room & garden room; landing; three bedrooms; family bathroom; and second floor en suite shower room and dressing room.

In addition, the property benefits from a double garage, off-road parking and a plot of approximately 0.28 acre with delightfully landscaped gardens with a lovely southerly aspect and a large timber summer house and bar.





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, restricted headroom and wardrobes.

KEY POINTS

- Freehold tenure
- Approximately 0.28 acre plot
- Accommodation of approximately 1,750sqft
- Wood framed double glazing
- Gas-fired central heating
- Three bedrooms
- En suite dressing & shower room
- Family bathroom
- Open plan lounge, dining & garden room
- Fitted breakfast kitchen
- Reception hall with toilet & cloaks cupboard
- Double garage & Timber summer house
- Landscaped southerly garden
- Council tax band E (Bromsgrove District Council)
- Energy Performance Certificate band C





INCLUSIONS

- Carpets & floor coverings, as fitted
- Blinds, as fitted
- Wood burning stove in lounge
- Integrated fridge/freezer & dishwasher in kitchen
- Built-in microwave, electric oven, 4 ring ceramic hob, cookerhood & waste disposal unit in kitchen
- Built-in wardrobe in bedroom 1
- Built-in wardrobes & cupboard & drawer unit in dressing room
- Fitted wardrobe, desk and shelving in bedroom 2

DESCRIPTION

GROUND FLOOR

- **OPEN PORCH**
- **RECEPTION HALL** 3.84m x 2.71m (12'7" x 8'10")
- **WALK-IN CLOAKS CUPBOARD** 1.70m x 0.90m < 1.17m (5'7" x 2'11" < 3'10")
- **TOILET** 2.44m x 1.03m (8'0" x 3'4")
- **OPEN PLAN LOUNGE, DINING ROOM & GARDEN ROOM** 12.34m x 3.54m < 4.59m (40'6" x 11'7" < 15'0")
- **LOUNGE AREA** 5.36m x 4.59m (17'7" x 15'0")
- **DINING ROOM AREA** 4.35m x 2.90m (14'3" x 9'6")
- **GARDEN ROOM AREA** 4.16m x 3.54m (13'8" x 11'7")
- **FITTED BREAKFAST KITCHEN** 4.24m x 4.12m (13'11" x 13'6")

FIRST FLOOR

- **LANDING** 3.03m x 0.73m < 1.21m (9'11" x 2,5" < 4'0")
- **BEDROOM ONE** 4.30m x 4.15m (14'1" x 13'7") having stairs to second floor en suite accommodation
- **BEDROOM TWO** 4.68m x 3.81m (15'4" x 12'6")
- **BEDROOM THREE** 3.18m < 4.26m x 2.64m (10'5" < 13'11" x 8'8")
- **FAMILY BATHROOM** 2.60m x 2.46m (8'6" x 8'1")





SECOND FLOOR

- **EN SUITE SHOWER ROOM** 3.30m x 2.05m (10'10" x 6'8")
- **EN SUITE DRESSING ROOM** 3.35m x 2.13m (11'0" x 7'0")
- **ATTIC STORE** 2.13m x 0.94m (7'0" x 3'1")



OUTSIDE

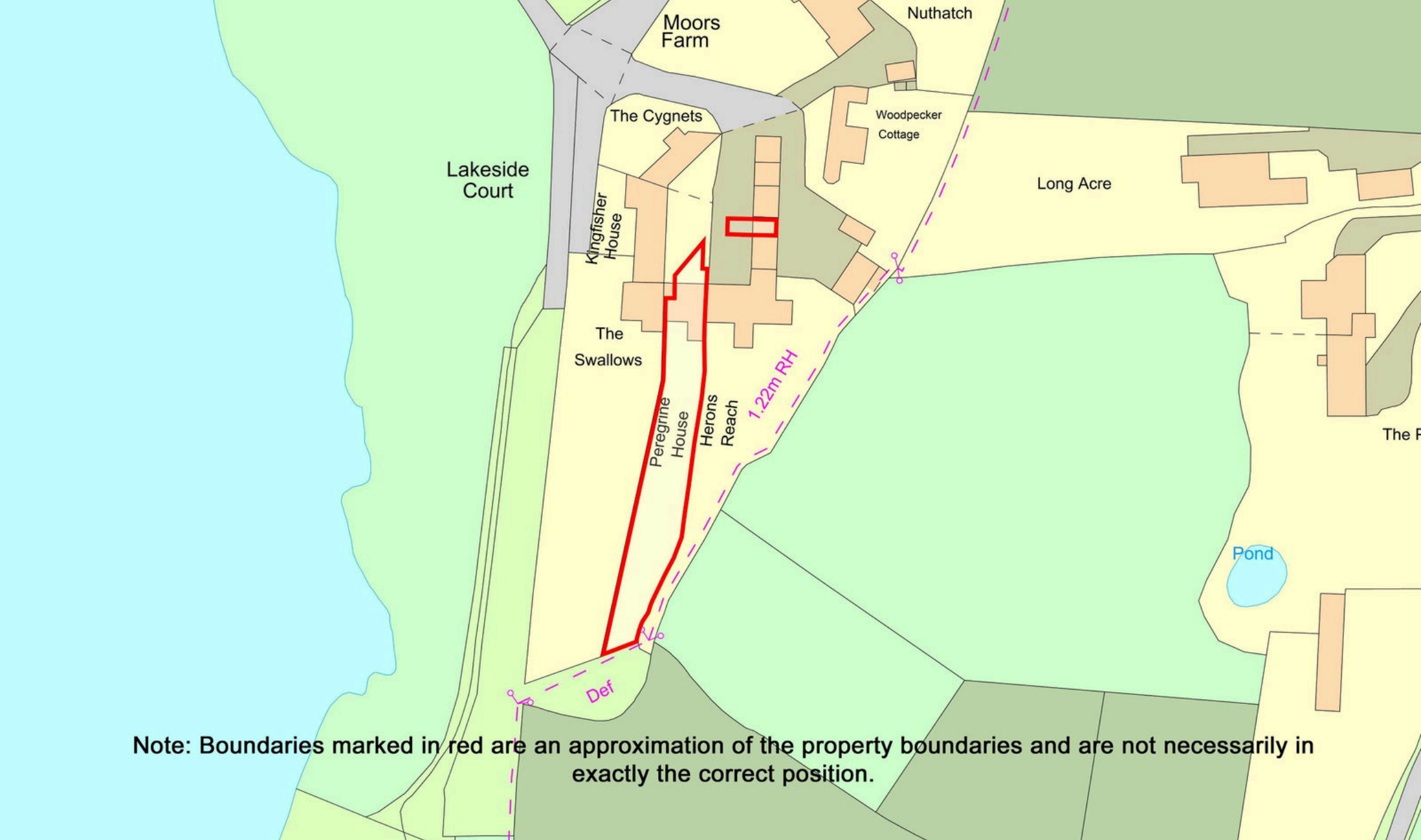
- **DOUBLE GARAGE** 6.49m x 4.85m (21'3" x 15'11") (Door width 2.12m 6'11")
- **PARKING** The property benefits from parking for two cars in the courtyard to the front of the garage and barn. Additional visitor parking is available.
- **GARDEN** The property stands in a plot of approximately 0.28m acre with a long beautifully landscaped rear garden having a lovely southerly aspect and a timber summer house and bar.
- **TIMBER SUMMER HOUSE & BAR** 4.72m x 3.48m (15'6" x 11'5")
- **SHARED COMPOSTING AREA** To the rear of the garden there is a large area used for composting, shared with the two adjoining neighbouring properties.



DIRECTIONS

- From Bromsgrove town centre: take Worcester Road, at the mini island take the second exit into Rock Hill, then the second exit at the next island into the A38 Worcester Road. Take the first drive on the left, as indicated by the agent's 'for sale' board. Follow the drive to the end where the property will be found at the end of the courtyard.





Note: Boundaries marked in red are an approximation of the property boundaries and are not necessarily in exactly the correct position.

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

