



Dingleside, Yarnold Lane, Bournheath, Worcestershire, B61 9JG

£775,000

**Allan Morris**  
estate agents

# Dingleside, Yarnold Lane, Bournheath, Worcestershire, B61 9JG

'Vacant & No Upward Chain'

This freehold detached family home is stands in a plot of approximately 1.45 acres, in a desirable rural village, convenient for commuting to Birmingham, the national motorway network and the facilities of Bromsgrove.

The house is in need of modernisation and renovation, offering spacious accommodation of approximately 1,980sqft (excluding garage and workshop), comprising: an entrance hall; reception hall/music room; inglenook lounge; snug/office; dining room; inglenook kitchen; utility room; boiler room; rear hall; cloakroom; toilet; landing; four double bedrooms; shower room; and bathroom.

In addition, the property has a detached brick workshop/store, detached garage, off-road parking, oil-fired central heating, southerly gardens with a variety of fruit trees and a paddock (with a public pedestrian right of way). The property offers potential for modernisation and development, subject to planning permission.





## 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
- 1.45 acres (public right of way through paddock)
- 1,980sqft accommodation
- Energy Performance Certificate band E
- Council Tax band G (Bromsgrove District Council)
- Vacant & No Upward Chain
- Far reaching countryside views
- Southerly gardens
- Oil-fired central heating
- Detached garage
- Detached workshop/store
- 4 double bedrooms, shower room & bathroom
- 4 reception rooms & inglenook kitchen
- Utility, cloakroom & toilet





## INCLUSIONS

- Carpets & floor coverings as fitted
- Curtains as fitted
- Light fittings as fitted
- Fridge, electric oven, hob & cookerhood in kitchen
- Wood burning stove in lounge

## DESCRIPTION

### GROUND FLOOR

- **ENTRANCE HALL** 4.96m x 1.08m < 1.57m (16'3" x 3'6" < 5'2")
- **DINING ROOM** 4.73m x 3.38m (15'6" x 11'1")
- **INGLENOOK KITCHEN** 3.92m x 3.21m (12'10" x 10'6")
- **UTILITY ROOM** 2.69m x 1.59m (8'10" x 5'2")
- **BOILER ROOM** 2.14m x 1.48m (7'0" x 4'10")
- **RECEPTION HALL/MUSIC ROOM** 4.20m x 2.93m (13'9" x 9'7")

- **INGLENOOK LOUNGE** 4.60m x 3.93m (15'1" x 12'10")
- **SNUG/OFFICE** 3.73m x 3.50m (12'3" x 11'6")
- **REAR HALL** 2.00m x 1.90m (6'6" x 6'3")
- **CLOAKROOM** 3.29m x 1.90m (10'9" x 6'3")
- **TOILET** 1.90m x 1.28m (6'3" x 4'2")





## FIRST FLOOR

- **LANDING** 3.05m x 1.18m (10'0" x 3'10") & 3.09m x 0.94m (10'1" x 3'1") & 3.89m x 0.99m (12'9" x 3'3")
- **BEDROOM ONE** 4.51m x 5.99m x 3.39m (14'9" x 19'8" x 11'1")
- **SHOWER ROOM** 2.16m x 1.20m x 1.79m (7'1" x 3'11" x 5'10")
- **BATHROOM** 2.69m x 1.73m x 2.10m (8'10" x 5'8" x 6'10")
- **BEDROOM TWO** 4.67m x 3.88m (15'4" x 12'9")
- **BEDROOM THREE** 3.15m x 2.88m x 3.84m (10'4" x 9'5" x 12'7")
- **BEDROOM FOUR** 2.96m x 2.90m (9'8" x 9'6")



## OUTSIDE

- **DETACHED GARAGE** 4.69m x 3.06m (15'4" x 10'0") (Door widths 2.13m 7'0")
- **DETACHED WORKSHOP/STORE** 3.44m x 3.13m (11'3" x 10'3")
- **LAND** Approximately 1.45 acres, held in to separate titles.



## DIRECTIONS

- From Bromsgrove: take the B4091 Stourbridge Road, at the mini island proceed straight on, then at the island take the first exit, continuing along the B4091 Stourbridge Road, under the motorway bridge and take the second left into Rocky Lane, leading into Doctors Hill, then first left into Yarnold Lane, where the property will be found on the left, after approximately 0.25 mile, as indicated by the agent's 'for sale' board.



Ground Floor



First Floor



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