



Elmcroft, 8a North Road, Stoney Hill, Bromsgrove, Worcestershire, B60 2NP

£525,000

**Allan Morris**  
estate agents



# Elmcroft, 8a North Road, Stoney Hill, Bromsgrove, Worcestershire, B60 2NP

'Vacant & No Upward Chain'

This freehold detached family home is situated in a desirable residential area within walking distance of the facilities of the town centre, popular local schools and the railway station and amenities of Aston Fields.

The house sits in a larger than average plot of approximately 0.12 acre with private rear gardens having a lovely southerly aspect. The property also benefits from an attached double garage and a drive for two cars side-by-side.

The house has PVC double glazing, gas-fired central heating and offers accommodation of approximately 1,450sqft, comprising: a reception hall with a fitted cloakroom; through lounge; dining room; fitted kitchen; utility room; gallery landing; four bedrooms; an en suite shower room; and a 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, restricted headroom and wardrobes.

## KEY POINTS

- Freehold tenure
- PVC double glazing
- Gas-fired central heating
- 0.12 acre plot
- Accommodation approx 1,450sqft
- Double garage
- Private garden with southerly aspect
- Council Tax band F (Bromsgrove District Council)
- Energy Performance Certificate band D
- Vacant & no upward chain
- Mains gas, electric, water & sewage









## INCLUSIONS

- Carpets & floor coverings, as fitted
- Blinds & curtains, as fitted
- Light fittings, as fitted

## DESCRIPTION

### GROUND FLOOR

- **OPEN PORCH** with double glazed door to:
- **RECEPTION HALL** 3.62m x 2.92m (11'10" x 9'7")
- **FITTED CLOAKROOM** 3.00m x 0.99m (9'10" x 3'3")
- **THROUGH LOUNGE** 6.39m x 3.64m (21'0" x 11'11")
- **DINING ROOM** 3.64m x 3.35m (11'11" x 11'0")
- **FITTED KITCHEN** 3.33m x 3.00m (10'11" x 9'10")
- **UTILITY ROOM** 3.01m x 1.80m (9'10" x 5'11")

## FIRST FLOOR

- **GALLERY LANDING** 3.96m x 3.61m (13'0" x 11'10")
- **BEDROOM ONE** 4.01m x 3.64m (13'2" x 11'11")
- **EN SUITE SHOWER ROOM** 1.55m x 1.34m < 2.21m (5'1" x 4'5" < 7'3")
- **BEDROOM TWO** 3.35m x 3.00m (11'0" x 9'10")
- **BEDROOM THREE** 3.00m x 2.92m (9'10" x 9'7")
- **BEDROOM FOUR** 3.66m x 2.30m (12'0" x 7'6")
- **FAMILY BATHROOM** 2.32m x 1.85m (7'7" x 6'1")



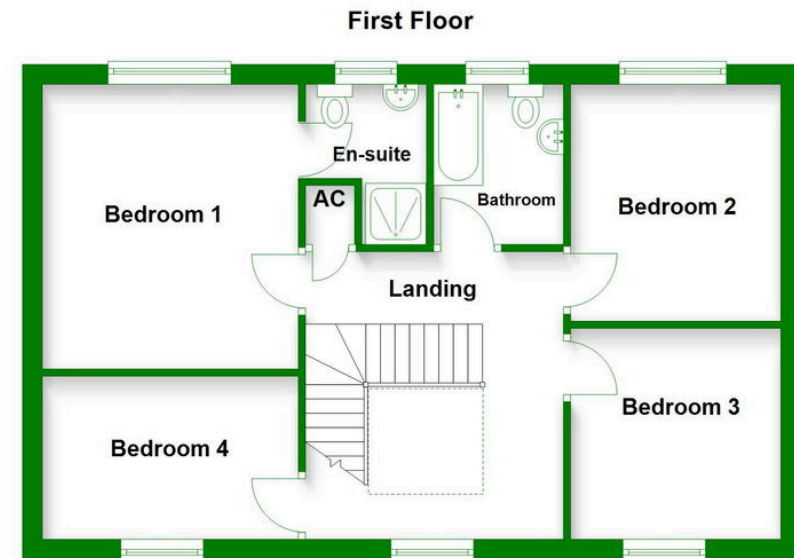
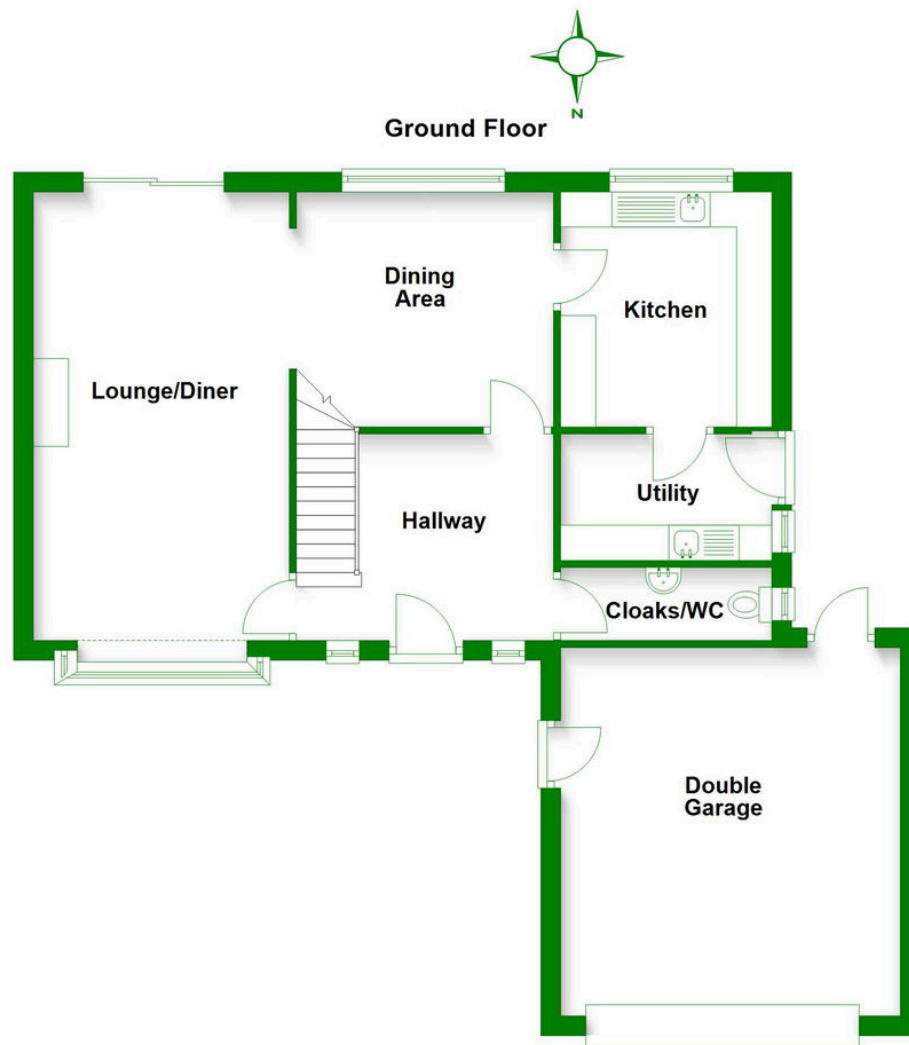


## OUTSIDE

- **DOUBLE GARAGE** 5.24m 4.83m (17'2" x 15'10") (Door width 4.22m 13'10")
- **PARKING** To the front of the garage is a tarmac drive providing off-road parking for two cars side-by-side.
- **GARDENS** The house stands in a larger than average plot of approximately 0.12 acre, standing behind a mature front garden behind a mature hedge and trees. A path with a gate leads along the side to the rear, where the property benefits from a private rear garden with a lovely southerly aspect.

## DIRECTIONS

- From Bromsgrove town centre: take New Road and turn second left into College Road. At the end of the road turn right into West Road, then first left into North Road, where the property will be found on the right, as indicated by the agent's 'for sale' board.



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

Plan produced using PlanUp.

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