



Poplar Cottage, 21 Kidderminster Road, Bromsgrove, Worcestershire, B61 7JP

£325,000

Allan Morris
estate agents

Poplar Cottage, 21 Kidderminster Road, Bromsgrove, Worcestershire, B61 7JP

'VACANT & NO UPWARD CHAIN'

This freehold detached Victorian cottage is situated within walking distance of the facilities of the town centre, popular local schools and backs onto Sanders Park. The location is also convenient for commuting to Birmingham and the national motorway network.

The characterful house offers accommodation of approximately 850sqft, comprising: an entrance porch; lounge; fitted breakfast kitchen; dining room; landing; three bedrooms; and a bathroom.

In addition, the property benefits from partial double glazing, gas-fired central heating and a private garden with a lovely south westerly aspect.





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

- Detached Victorian cottage
- Gas-fired central heating.
- Alpha combination boiler
- Partial double glazing.
- Freehold tenure.
- Floor area of 850sqft.
- Energy Performance Certificate, band D.
- Council Tax Band B (Bromsgrove District Council).
- Private south westerly garden.
- Vacant & No upward chain

INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds & curtains as fitted
- Light fittings as fitted
- Gas-fired stove in lounge
- Dishwasher, electric oven, gas hob & cookerhood in kitchen
- Fitted wardrobes in bedrooms 1 & 2





DESCRIPTION

GROUND FLOOR

- **PORCH** 1.60m x 0.91m (5'3" x 3'0")
- **LOUNGE** 5.20m x 3.67m (17'0" x 12'0")
- **FITTED BREAKFAST KITCHEN** 4.77m x 3.24m (15'8" x 10'7")
- **DINING ROOM** 2.73m x 2.13m (8'11" x 7'0")

FIRST FLOOR

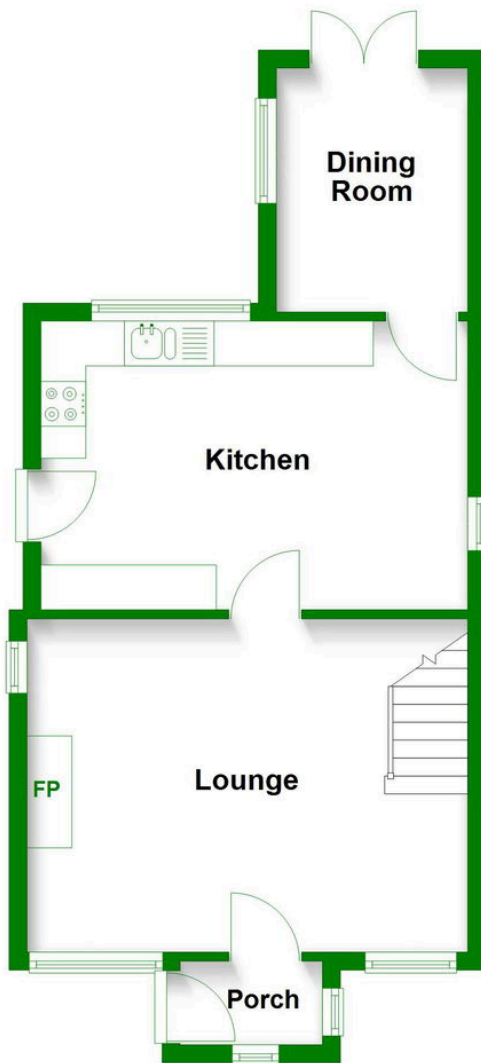
- **LANDING** 2.82m x 1.81m (9'3" x 5'11")
- **BEDROOM ONE** 3.69m x 2.50m < 3.16m (12'1" x 8'2" < 10'4")
- **BEDROOM TWO** 3.28m x 2.82m (10'9" x 9'3")
- **BEDROOM THREE** 2.25m x 2.09m < 2.71m (7'4" x 6'10" < 8'10")
- **BATHROOM** 1.80m x 1.50m (5'11" x 4'11")

OUTSIDE

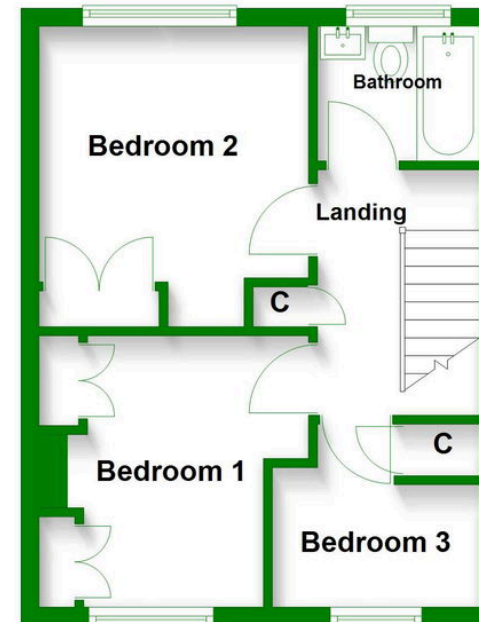
- **PARKING** To the front of the cottage there is a block paved area which could provide off-road parking for one car, subject to the addition of a dropped curb.
- **GARDEN** The property benefits from a good sized private rear garden containing mature trees and shrubs and having a lovely south westerly aspect.



Ground Floor



First Floor



Not to scale.
For general guidance purposes only
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Plan produced using PlanUp.

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