



19 College Road, Bromsgrove, Worcestershire, B60 2NF

£875,000

Allan Morris
estate agents

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A freehold detached family home situated in a desirable residential area within walking distance of the facilities of the town centre and is convenient for commuting to Birmingham, the national motorway network and railway station.

The house has PVC double glazing, gas-fired central heating and offers spacious accommodation of approximately 2,080sqft (excluding store and garages), that offers potential for further improvement and extension, comprising: a reception hall with fitted cloakroom; lounge; snug; garden room; study; fitted kitchen & dining room; butlers pantry/utility; semi-galleried landing; four double bedrooms; en suite dressing room & shower room; and large family bathroom.

In addition, there is an attached store, attached single garage, detached double garage & workshop, long private front garden and drive providing off-road parking for several cars, rear garden with a lovely westerly aspect and rear driveway with double drive.





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
- 2,080sqft accommodation
- Detached double garage/workshop
- Attached single garage
- Council Tax Band G (Bromsgrove District Council)
- Energy Performance Certificate band D
- South westerly facing rear garden
- Parking to front and rear





INCLUSIONS:

- Carpets & floor coverings, as fitted
- Curtains & light fittings, as fitted
- Fireplace & wood burning stove in lounge
- Fitted range oven and integrated dishwasher & cookerhood in kitchen

DESCRIPTION

GROUND FLOOR

- **OPEN PORCH** with an obscure double glazed front door opening to:
- **RECEPTION HALLWAY**
- **FITTED CLOAKROOM**
- **BUTLER'S PANTRY/UTILITY** 2.64m x 1.35m (8'8" x 4'5")
- **LOUNGE** 4.55m x 3.96m (14'11" x 13'0")
- **SNUG** 3.96m x 3.56m (13'0" x 11'8")
- **GARDEN ROOM** 4.47m x 4.11m (14'8" x 13'6")
- **STUDY** 2.72m x 2.26m (8'11" x 7'5")
- **FITTED KITCHEN & DINING ROOM** 6.96m x 7.87m x 4.24m < 5.16m (22'10" < 25'10" x 13'11" < 16'11")

FIRST FLOOR

- **SEMI-GALLERIED LANDING**
- **BEDROOM ONE** 5.18m x 3.51m < 3.96m (17'0" x 11'6" < 13'0")
- **EN SUITE DRESSING ROOM** 2.67m x 2.16m (8'9" x 7'1")
- **EN SUITE SHOWER ROOM** 2.69m x 2.03m (8'10" x 6'8")
- **BEDROOM TWO** 3.96m x 3.51m (13'0" x 11'6")
- **BEDROOM THREE** 3.96m x 3.07m (13'0" x 10'1")
- **BEDROOM FOUR** 3.63m x 2.41m (11'11" x 7'11")
- **LARGE FAMILY BATHROOM** 2.84m x 2.84m (9'4" x 9'4")





OUTSIDE

- **ATTACHED SINGLE GARAGE** 5.49m x 3.07m (18'0" x 10'1")
- **DETACHED DOUBLE GARAGE & WORKSHOP** 7.32m x 8.43m x 6.07m (24'0" x 27'8" x 19'11")
- **PARKING** Gated drives to both front and rear provide off-road parking for several cars.
- **GARDENS** The house stands well back behind a long private front garden and also has a private rear garden with a lovely south westerly aspect.

DIRECTIONS

- From Bromsgrove town centre High Street: turn into New Road and take the third turning on the left, at the top of the hill, into College Road, where the property will be found towards the end of the road on the left, as indicated by the agent's 'for sale' board.



Ground Floor



First Floor

Not to scale.

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

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