



18 Stourbridge Road, Fairfield, Worcestershire, B61 9LS

£425,000

Allan Morris
estate agents

18 Stourbridge Road, Fairfield, Worcestershire, B61 9LS

This freehold period semi-detached family home is situated on the outskirts of a desirable rural village, convenient for commuting to Birmingham and The Black Country, the national motorway network and the facilities of Bromsgrove and Catshill.

The house has been upgraded and modernised by the current owners, including the replacement of a conservatory with a family room, to provide spacious accommodation of approximately 1,190sqft, comprising: a reception hall; lounge; open plan refitted kitchen, dining & family room; landing; two first floor bedrooms; family bathroom; and an attic bedroom with far reaching views.

In addition, the property benefits from a gravel drive providing off-road parking for up to four cars, a long private rear garden, gas-fired central heating and PVC double glazing.





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 and wardrobes.

KEY POINTS

- Freehold tenure
- 1,190sqft accommodation
- Hall; lounge; open plan refitted kitchen, dining & garden room; utility
- Two first floor bedrooms & bathroom
- Attic bedroom with far reaching view
- Gas-fired central heating
- PVC double glazing
- Long private rear garden
- Drive for up to four cars
- Energy Performance Certificate, band D
- Council Tax Band C (Bromsgrove District Council).





INCLUSIONS

- Blinds & floor coverings, as fitted
- Light fittings as fitted
- Integrated fridge/freezer & dishwasher in kitchen
- Built-in electric oven, four ring gas hob & cookerhood in kitchen
- Radiator screens, as fitted
- Wood burning stoves in lounge & kitchen

DESCRIPTION

GROUND FLOOR

- **RECEPTION HALL** 2.22m x 0.81m < 1.32m (7'3" x 2'8" < 4'4")
- **LOUNGE** 3.98m x 3.57m < 4.61m (13'1" x 11'8" < 15'1")
- **OPEN PLAN FITTED KITCHEN, DINING & FAMILY ROOM** 9.80m x 3.67m < 4.61m (32'2" 12'0" < 15'1")
- **REFITTED KITCHEN AREA** 4.25m < 4.61m x 2.92m < 3.19m (13'11" < 15'1" x 9'7" < 10'5")
- **DINING AREA** 3.55m x 2.74m < 3.08m (11'8" x 9'0" < 10'1")
- **FAMILY ROOM AREA** 3.91m x 3.27m < 3.46m (12'10" x 10'9" < 11'4")
- **UTILITY ROOM** 2.87m 0.90m (9'5" x 2'11")

FIRST FLOOR

- **LANDING** 3.86m x 0.79m < 2.23m (12'8" x 2'7" < 7'3")
- **BEDROOM TWO** 3.85m x 2.08m < 2.45m (12'8" x 6'10" < 8'0")
- **BEDROOM THREE** 2.93m x 2.40m < 2.92m (9'7" x 7'10" < 9'6")
- **BATHROOM** 2.93m x 1.42m < 1.89m (9'7" x 4'8" < 6'2")





SECOND FLOOR

- **ATTIC BEDROOM ONE** 3.55m < 4.47m x 3.01m (11'7" < 14'8" x 9'11")
- **EAVES STORAGE TO FRONT & REAR**



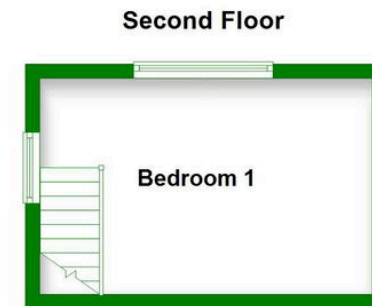
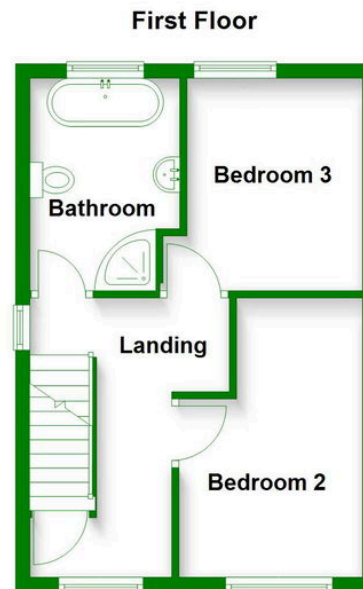
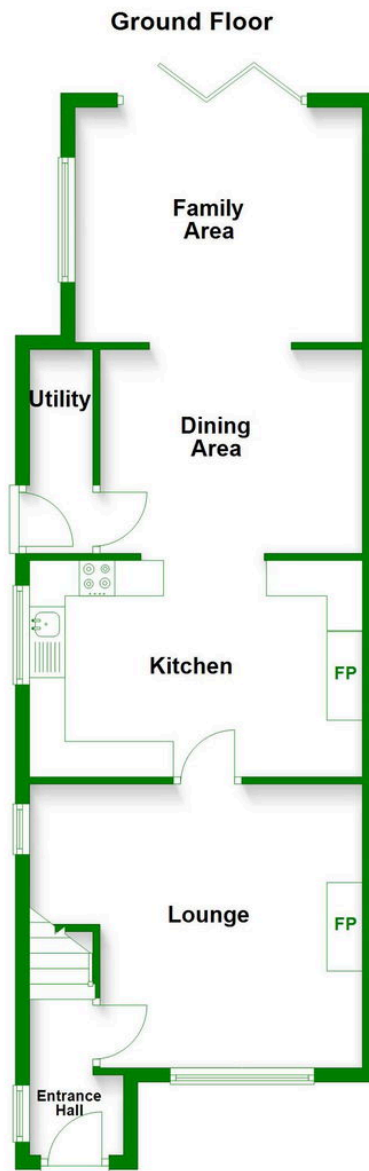
OUTSIDE

- **PARKING** Gravel drive providing off-road parking for up to four cars.
- **GARDEN** The property benefits from a long private rear garden, backing onto woodland.



DIRECTIONS

- From Bromsgrove, take the B4091 Stourbridge Road. At the first island proceed straight on, continuing along Stourbridge Road, the take the second exit at the next island continuing along Stourbridge Road and on under the motorway bridge. At the Catshill island, proceed straight on along Stourbridge Road, over the motorway bridge and on to Fairfield, where the property will be found on the right, as indicated by the agent's 'for sale' board.



Not to scale.
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Plan produced using PlanUp.

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