



9 All Saints Road, Bromsgrove, Worcestershire, B61 0AG

£475,000

Allan Morris
estate agents

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This freehold, late Victorian semi-detached family home offers spacious and characterful accommodation of approximately 1,600sqft (excluding cellar & garage), benefitting from a large single garage and three car drive to the rear.

The property is situated in a desirable residential area within walking distance of the facilities of the town centre and is convenient for commuting to Birmingham and the national motorway network.

The house retains many of its period features and offers flexible accommodation over three floors, comprising: an entrance vestibule; hallway; lounge; open plan fitted kitchen & dining/family room; four double bedrooms; a large luxury bathroom; and first and second floor landings.

In addition, the property benefits from a private rear garden, gas-fired central heating with a 'Worcester' combination boiler (installed September 2018) and double glazing, partly wood framed and partly PVC framed.



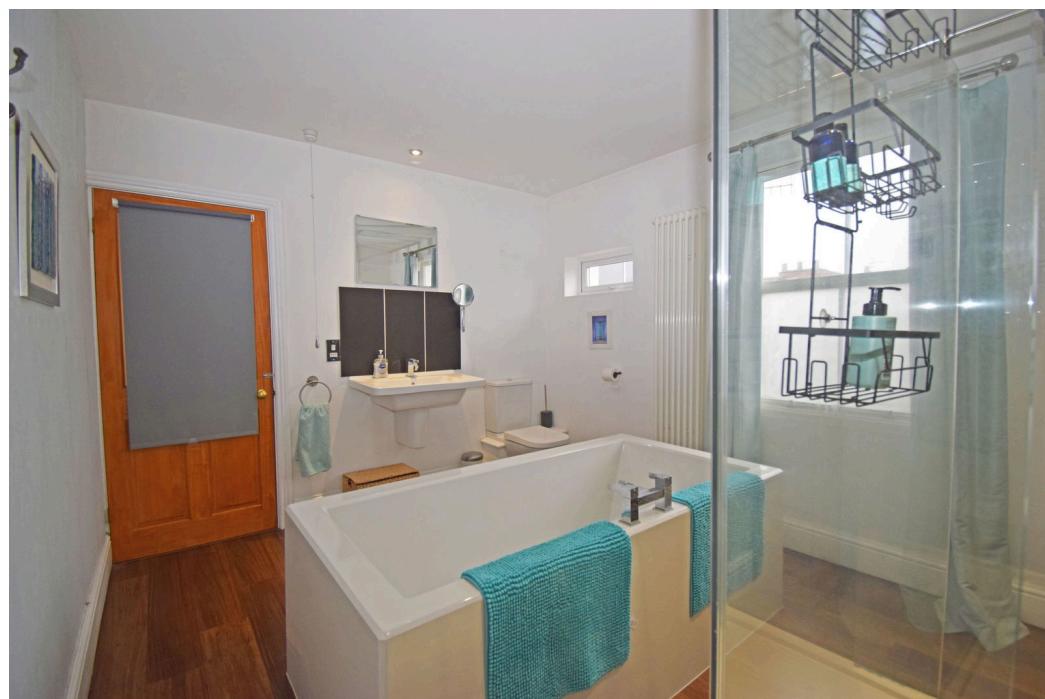


DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller & have not checked any legal documentation. Points of interest or concern should be verified by your solicitor.
- Allan Morris have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate & may include recesses, suites, units, restricted headroom & wardrobes.

KEY POINTS

- Freehold tenure
- Garage & drive to rear
- Gas-fired central heating
- 'Worcester' combi boiler, installed Sept 2018
- Double glazing, part wood & part PVC framed
- Approx 1,600sft + cellar
- Private rear garden
- 4 double bedrooms
- Large luxury bathroom
- Energy Performance Certificate, band D
- Council Tax band D



INCLUSIONS

- Carpets & blinds as fitted
- Light fittings as fitted
- Wood burning stove
- EV charger
- Radiator cover in hall
- Built-in microwave & cookerhood
- Integrated fridge & dishwasher
- Fitted range oven

DESCRIPTION

GROUND FLOOR

- **VESTIBULE** 1.05m x 1.05m (3'5" x 3'5")
- **HALLWAY** 3.27m x 1.04m (10'9" x 3'5")
- **LOUNGE** 4.25m x 4.11m (13'11" x 13'6")
- **DINING/FAMILY ROOM AREA** 5.31m x 3.71m (17'5" x 12'2")
- **FITTED KITCHEN AREA** 4.09m x 2.98m (13'5" x 9'9")
- **UTILITY ROOM** 2.33m x 1.41m (7'7" x 4.7")
- **TOILET** 1.71m x 0.66m (5'7" x 2'2")
- **CELLAR** 4.11m x 3.66m (13'5" x 12'0")

FIRST FLOOR

- **LANDING** 4.78m x 1.74m (15'8" x 6'8")
- **BEDROOM ONE** 5.34m x 3.66m (17'6" x 12'0")
- **BEDROOM TWO** 3.76m x 3.46m (12'4" x 11'4")
- **LARGE LUXURY BATHROOM** 3.70m x 3.04m (12'2" x 10'0")





SECOND FLOOR

- **LANDING** 2.64m x 0.93m < 2.10m (8'8" x 3'0" < 6'10")
- **BEDROOM THREE** 5.19m x 2.08m < 2.51m (17'0" x 6'10" < 8'2")
- **BEDROOM FOUR** 3.05m x 2.98m < 4.78m (10'0" x 9'9" < 15'8")



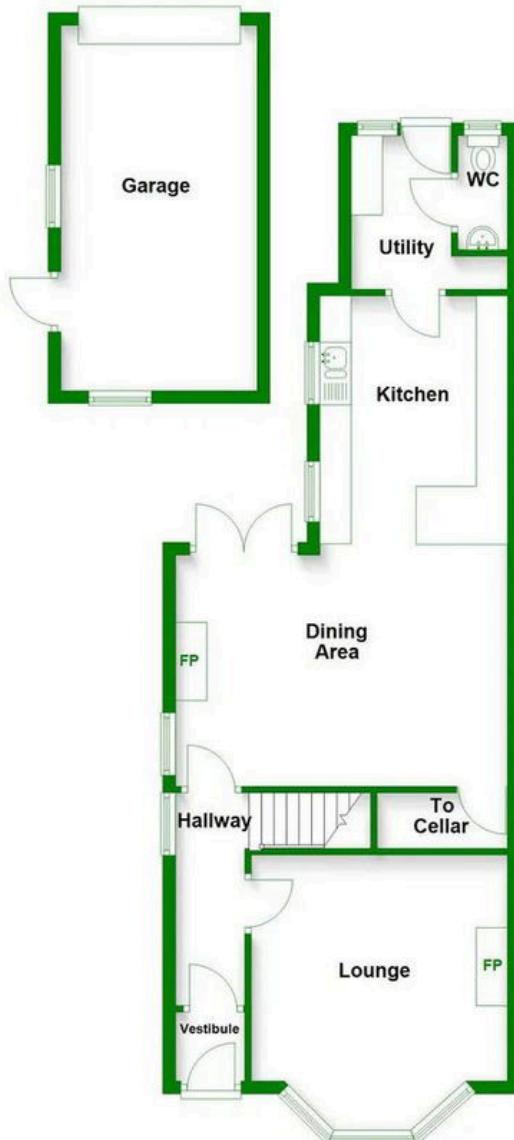
OUTSIDE

- **DETACHED GARAGE TO REAR** 5.84m x 3.11m (19'2" x 10'2") (Door width 2.11m 7'0") having a roller shutter door, light and power points.
- **PARKING** To the front of the garage a drive provides off-road parking for upto three cars, with an EV charger.
- **GARDENS** The house stands behind a slate chipping garden with shrubs, behind a low wall. A gate opens to a pathway along the side to the rear where the property benefits from a good sized and private garden.

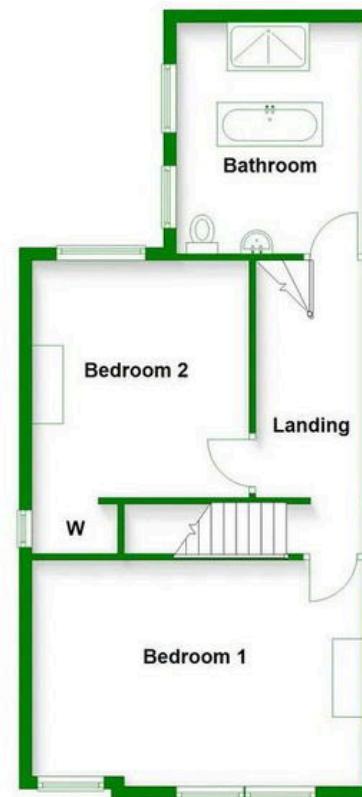




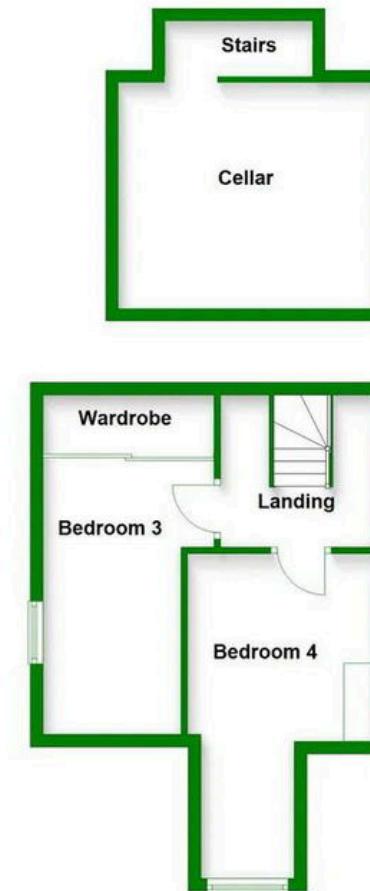
Ground Floor



First Floor



Second Floor and Cellar



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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