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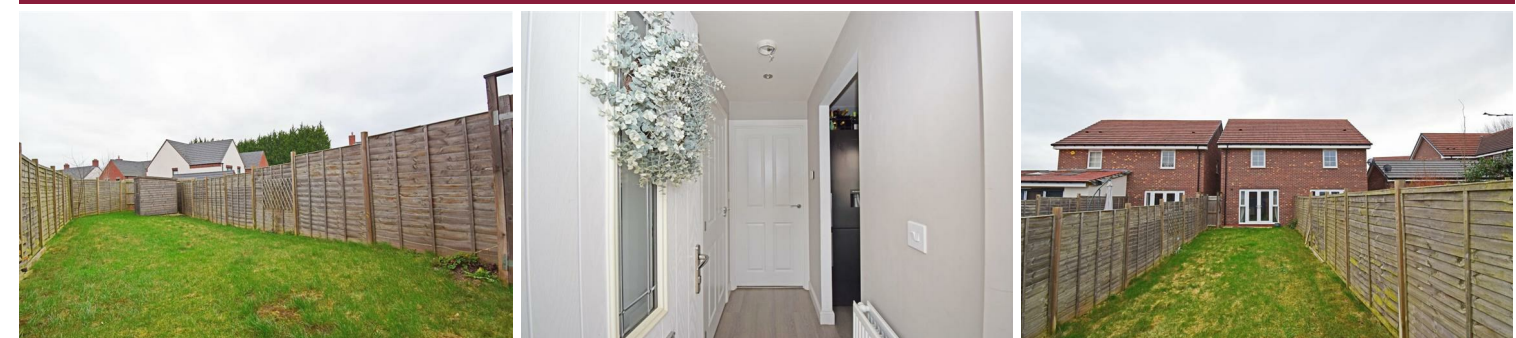
Allan Morris

estate agents



16 Furnival Drive, Stoke Prior, Worcestershire, B60 4FX

Enjoying good sized westerly gardens, this freehold semi-detached house is situated in a desirable village between Bromsgrove and Droitwich, with lovely canalside walks and good local amenities.



Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677

Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.



Price £259,950

ampsales@allan-morris.co.uk

01905 969659

0121 445 5209

01527 874646

www.allan-morris.co.uk

IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

MEASUREMENTS - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

FIXTURES AND FITTINGS - Only those items specifically mentioned in these details are included in the sale price.

SERVICES - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

LETTINGS - If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

VIEWING - By appointment with Bromsgrove office at 18 High Street, or telephone **01527 874646**.

Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



- **Semi-detached house**
- **Freehold tenure**
- **Two double bedrooms**
- **Bathroom**
- **Hallway with fitted cloakroom**
- **Fitted kitchen**
- **Living room**
- **PVC double glazing**
- **Gas-fired central heating**
- **Off-road parking & westerly garden**

The property more particularly comprises:

A double glazed front door to the RECEPTION HALL having doors to living room and fitted cloakroom, an opening to kitchen, radiator, two inset ceiling spotlights and a BUILT-IN CUPBOARD housing the 'Ideal' combination boiler, fuse board and having power points, telephone point and a data cable point.

FITTED CLOAKROOM

Having a white low flush w/c and pedestal wash hand basin, with tiled splashback. Radiator, extractor fan and ceiling light point.

FITTED KITCHEN 8'8" x 6'3" (2.64m x 1.91m)

(Measurements include units) having base and wall units with work top surfaces, single bowl/single drainer sink, recesses for washing machine and fridge/freezer and a built-in electric oven and four ring gas hob with cooker hood over. Double glazed window to front, and four inset ceiling spotlights.

LIVING ROOM 14'3" x 15'8" x 9'10" x 12'11" (4.34m x 4.78m x 3.00m x 3.94m)

(Measurements include stairs and recesses) having a double glazed window with twin double glazed French doors to the rear garden, two radiators, TV aerial point, telephone point, data cable point, ceiling light point and stairs with balustrade leading up to:

FIRST FLOOR LANDING

Having ceiling light point and an access hatch to the boarded loft with light point.

BEDROOM ONE 12'11" x 7'11" x 9'3" (3.94m x 2.41m x 2.82m)

(Measurements include wardrobe and recess) having a wardrobe built-in across one wall with three sliding mirror doors, double glazed window to front, radiator and ceiling light point.

BEDROOM TWO 12'11" x 7'5" x 8'9" (3.94m x 2.26m x 2.67m)

(Measurements include cupboard and recess) having a double glazed window to rear, radiator, ceiling light point and a large cupboard built-in over the stairwell.

BATHROOM 6'1" x 6'0" (1.85m x 1.83m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with shower and screen over. Part tiled walls, obscure double glazed window to side, radiator, extractor fan, shaver point and ceiling light point.

OUTSIDE

PARKING

To the front, the property benefits from a tarmac drive providing off-road parking for two cars side-by-side.

GARDENS

A paved pathway, shared with the neighbouring house, leads to the rear where a gate opens to the rear garden having a lovely westerly aspect and comprising: a paved pathway across the rear of the house, beyond which is a long lawn.

GENERAL INFORMATION

TENURE

The vendor advises us that the property is FREEHOLD. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

COUNCIL TAX BAND: B

(Bromsgrove District Council)

MANAGEMENT & MAINTENANCE CHARGE

The vendor informs us that there is a charge payable for the management and maintenance of the communal areas of the development, currently £140 per annum. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

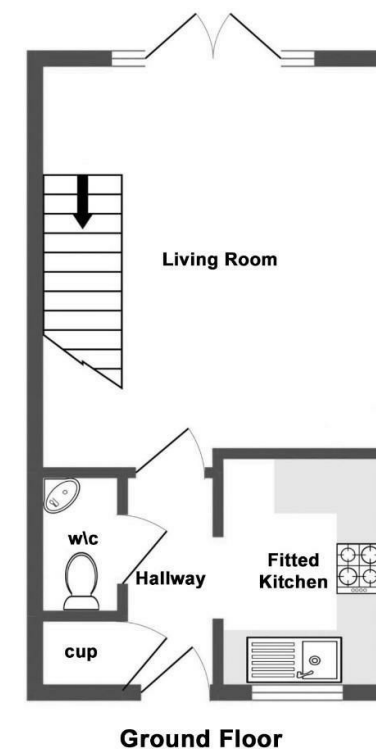
EPC RATING: B

(Energy Performance Certificate)

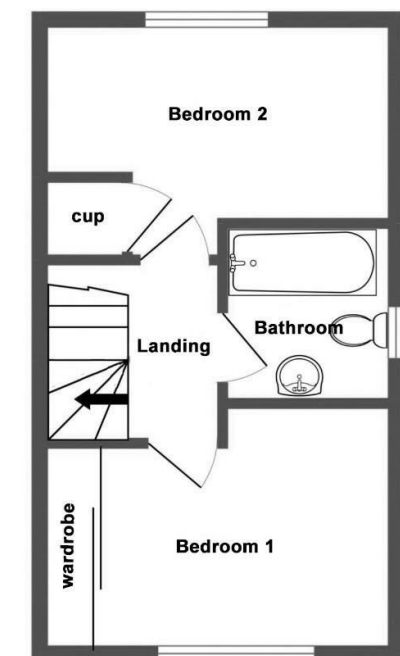
DIRECTIONS

From Bromsgrove town centre: take New Road, turning right at the traffic lights into the A38 Bromsgrove Eastern Bypass. At the next traffic lights proceed straight on into the A38 Stoke Road. At the island take the second exit into the A38 Redditch Road. At the Hanbury Turn, turn left into Hanbury Road, then take the second turning on the right into Shaw Lane and proceed on under the two bridges, then turn left into Westonhall Road. Take the second turning on the left into Foundry Way, then left into Furnival Drive, where the property will be found at the head of the cul-de-sac, as indicated by the agent's 'for sale' board.

AMP:2375/D1



Ground Floor



First Floor

Not to scale.

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