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# Allan Morris

estate agents



28 Greenhill, Burcot, Worcestershire, B60 1BJ

This freehold detached bungalow stands in a good sized plot of approximately 0.44 acre, in a desirable rural village between Bromsgrove and Barnt Green. The single glazed bungalow has gas-fired central heating and offers excellent potential for modernisation and extension, subject to planning permission.



Price £550,000 'Vacant & No Upward Chain'

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

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### 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.



- Freehold detached bungalow
- 0.44 acre plot
- Three bedrooms
- Bathroom & En suite bathroom
- Reception hall
- Lounge & dining room
- Breakfast kitchen
- Laundry room
- Gas-fired CH & Single glazing
- Private gardens & off-road parking

The property more particularly comprises:

An open porch with an obscure single glazed front door opening to the RECEPTION HALL having a door to kitchen, double doors to the lounge & dining room, intercom to entrance gate, radiator, ceiling light point, an opening to the side hallway and a WALK-IN CLOAKS CUPBOARD having an obscure single glazed window to front, radiator, ceiling light point and an access hatch to the loft.

#### LOUNGE & DINING ROOM 27'2" x 14'2" (8.28m x 4.32m)

(Measurements include fireplace) having a fireplace with stone hearth and surround, single glazed bow window to front, two high level single glazed windows to side, double glazed sliding patio doors to the rear, two radiators, TV aerial point, two wall light points, two ceiling light points and a door to:

#### BREAKFAST KITCHEN 11'10" x 9'10" (3.61m x 3.00m)

(Measurements include units) having base and wall units with worktop surfaces and a single bowl/single drainer sink. Single glazed window to rear, radiator, ceiling light point and a door to:

#### LAUNDRY ROOM 11'10" x 7'11" (3.61m x 2.41m)

(Measurements include units) having base units with a worktop surface and single bowl/single drainer sink. Space for washing machine, freezer, fridge and cooker. Single glazed window to rear, obscure single glazed door to rear, radiator, ceiling light point and a wall mounted gas-fired 'Baxi' boiler.

#### SIDE HALLWAY

Having doors to bathroom and three bedrooms, two ceiling light points and a built-in airing cupboard housing the lagged hot water tank.

#### BEDROOM ONE 12'11" x 11'11" (3.94m x 3.63m)

Having a single glazed window to rear, radiator, ceiling light point and a door to:

#### EN SUITE BATHROOM 11'11" x 5'6" (3.63m x 1.68m)

(Measurements include suite) having a suite comprising: a low flush w/c; pedestal wash hand basin; panelled bath; and a shower cubicle. Part tiled walls, obscure single glazed window to rear, radiator and a ceiling light point.

#### BEDROOM TWO 10'11" x 9'10" (3.33m x 3.00m)

Having a single glazed window to front, radiator and a ceiling light point.

#### BEDROOM THREE 10'0" x 7'9" (3.05m x 2.36m)

Having a single glazed window to front, radiator and a ceiling light point.

#### BATHROOM 6'6" x 5'8" < 7'9" (1.98m x 1.73m < 2.36m)

(Measurements include suite) having a suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath. Part tiled walls, an obscure single glazed window to front, radiator and a ceiling light point.

#### OUTSIDE

#### PARKING

The property is approached from Greenhill, via a remote controlled gate (with intercom to bungalow) that is shared with the neighbouring property, over a gravel driveway to the rear, where there is a gravel drive area providing off-road parking for several cars.

#### GARDENS

The bungalow stands in a good sized plot of approximately 0.44 acre, with lawned gardens to front, both sides and rear having mature trees and shrubs and a paved patio to the rear of the bungalow with a water tap.

#### 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: F

(Bromsgrove District Council)

#### EPC RATING: D

(Energy Performance Certificate)

#### DIRECTIONS

From Bromsgrove town centre: take New Road and turn left at the traffic lights into the A38 Bromsgrove Eastern Bypass. At the island, take the second exit, continuing along the A38 Bromsgrove Eastern Bypass. At the next island take the second exit, again continuing along the A38, then turn first right into Old Burcot Lane. At the end of the lane turn right into Alcester Road, then left at the island into Greenhill, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2412/D1



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

Plan produced using PlanUp.