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# Allan Morris

## estate agents



1 Barnsley Road, Norton, Bromsgrove, Worcestershire, B61 0ED

This freehold semi-detached family home is situated in a desirable residential area and enjoys private rear gardens with a lovely southerly aspect.



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 £290,000

[ampsales@allan-morris.co.uk](mailto:ampsales@allan-morris.co.uk)

01905 969659

0121 445 5209

01527 874646

[www.allan-morris.co.uk](http://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 family home**
  - **Freehold tenure**
  - **Three bedrooms**
  - **Family bathroom**
  - **Hall with toilet**
- **Living room**
  - **Fitted kitchen**
  - **Double glazed conservatory**
  - **PVC double glazing & gas CH**
  - **Private southerly garden**

The property more particularly comprises:

An enclosed double glazed porch with a wall light point and obscure double glazed front door opening to the RECEPTION HALL having door to living room, stairs to first floor, radiator, ceiling light point and a door to:

**TOILET**  
Having a cream low flush w/c and wash hand basin, tiled dado, radiator, extractor fan and wall light point.

**LIVING ROOM 17'0" x 16'3" (5.18m x 4.95m)**  
(Measurements include recesses) having a fireplace with a coal effect gas fire, double glazed window to conservatory, double glazed sliding patio doo to conservatory, radiator behind an ornate screen, feature bow window to kitchen, under stair storage cupboard, TV aerial point, dado rail, ceiling coving, two wall light points, ceiling light point and an opening to:

**FITTED KITCHEN 11'0" x 6'1" (3.35m x 1.85m)**  
(Measurements include units) having base and wall units with quartz work top surface having an inset sink with vegetable preparation bowl, integrated dishwasher, integrated fridge, built-in electric oven and induction hob with cooker hood over. Double glazed windows to side and rear, radiator, ceiling light point and a stable door to:

**UTILITY/REAR PORCH 5'7" x 3'8" (1.70m x 1.12m)**  
(Measurements include work top and cupboard) having a work top surface with space below for washing machine and slimline freezer, wall cupboard, double glazed window to front and side, obscure double glazed door to side and wall light point.

**DOUBLE GLAZED CONSERVATORY 16'8" x 7'10" (5.08m x 2.39m)**  
Having double glazed windows to side and rear, double glazed door to rear garden, radiator, power points and wall light point.

From the hall, the stairs with handrail lead up to the FIRST FLOOR LANDING having a double glazed window to side, ceiling light point and an access hatch with a pull-down ladder to the part boarded loft with light point and housing the 'Worcester' gas-fired boiler.

**BEDROOM ONE 13'6" x 10'1" (4.11m x 3.07m)**  
(Measurements include airing cupboard) having a double glazed window to rear, ceiling light point and a built-in airing cupboard with lagged hot water tank and slatted shelving.

**BEDROOM TWO 11'0" x 10'2" (3.35m x 3.10m)**  
(Measurements include wardrobe) having a fitted five door wardrobe, double glazed window to front, radiator and ceiling light point.

**BEDROOM THREE 7'8" x 6'5" (2.34m x 1.96m)**  
Having a double glazed window to rear, radiator and ceiling light point.

**BATHROOM 7'10" x 6'4" (2.39m x 1.93m)**  
(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin set on a vanity unit; a panelled bath; and a corner shower cubicle. Tiled walls, obscure double glazed window to front, chrome towel rail radiator, wall light point and ceiling light point.

OUTSIDE

**GARAGE 15'10" x 7'6" (4.83m x 2.29m)**  
(Door width 6'11" 2.11m) having double timber doors to front, concrete base, light and power points.

**PARKING**  
The house and garage are approached over a block paved drive providing off-road parking for two cars, with a shrubbery bed to the front. A gate opens to a paved pathway around the side of the house to the rear.

**GARDEN**  
The property benefits from a rear garden with a lovely southerly aspect, that has been landscaped for ease of maintenance, comprising: a paved terrace across the rear of the house with steps down to the paved garden with raised shrubbery beds.

GENERAL INFORMATION

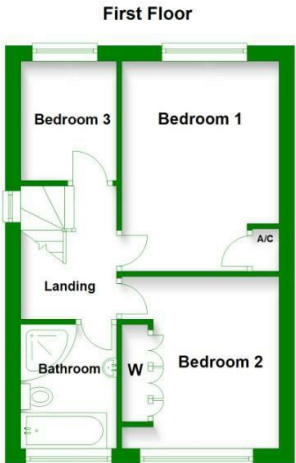
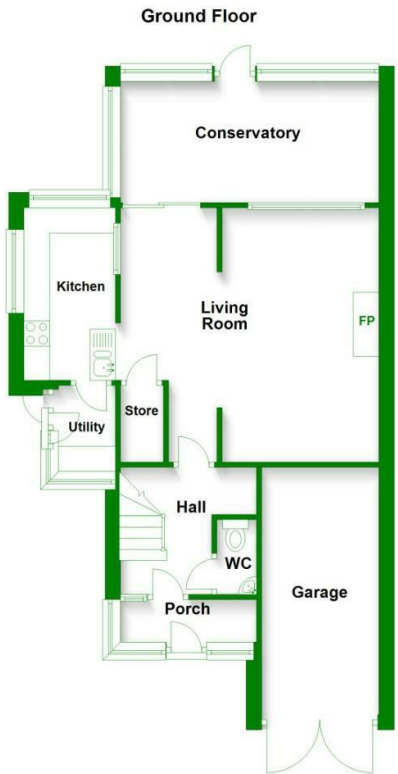
**TENURE**  
The vendor advises us that the property is FREEHOLD. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

**COUNCIL TAX BAND: C**  
(Bromsgrove District Council)

**EPC RATING: D**  
(Energy Performance Certificate)

**DIRECTIONS**  
From Bromsgrove town centre: take Birmingham Road. At the mini island proceed straight on, continuing along Birmingham Road, then take the third turning on the left into Barnsley Road, where the property will be found on the left, as indicated by the agent's 'for sale' board.

AMP:2373/D1



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

Plan produced using PlanUp.