



14 Bournheath Road, Fairfield, Worcestershire, B61 9LB

£945,000

Allan Morris
estate agents

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This freehold detached family home is situated in a desirable village location with lovely countryside views.

The house stands in a plot of approximately 0.9 acre including the adjoining paddock to the rear of approximately 0.6 acre. The house has PVC double glazing, gas-fired central heating and offers deceptively spacious and flexible accommodation of approximately 2,435sqft plus an annexe over the garage of approximately 275sqft (without planning or building regulations), comprising: a reception hall with fitted cloakroom off; inglenook lounge; playroom/office; inner hall; laundry room; fitted breakfast kitchen & family room; dining room; landing; four bedrooms; en suite shower room; large bathroom; shower room; and separate annexe of fitted kitchen/living room, bedroom & shower room.

In addition, the property benefits from an attached double garage, gated off-road parking for several cars, landscaped grounds and an attached paddock to the rear.





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, restricted headroom and wardrobes.

KEY POINTS

- Freehold tenure
- Detached family home
- Approx 2,700sqft
- Double garage 335sqft
- Gated off-road parking
- Landscaped gardens approx 0.3 acre
- Paddock of approx 0.6 acre
- Gas-fired central heating
- Flexible & well appointed accommodation
- Includes annexe over garage of approx 275sqft, without planning or building regulations
- EPC Rating band D
- Council Tax band D (Bromsgrove District Council)





INCLUSIONS

- Carpets & floor coverings, as fitted
- Blinds & curtains, as fitted
- Light fittings, as fitted
- Wood burning stoves in lounge & family room
- Victorian fireplace in playroom
- Integrated dishwasher, freezer & full height fridge in kitchen
- Built-in microwave in kitchen
- Retractable power & USB points in kitchen
- Freestanding range oven & fitted cookerhood in kitchen
- Built-in wardrobes, drawers, shelving & dressing table in bedroom 1
- Integrated fridge & fitted cookerhood in annexe
- Built-in electric oven & 4 ring ceramic hob in annexe

DESCRIPTION

GROUND FLOOR

- **RECEPTION HALL** 4.17m x 1.12m < 2.88m (13'8" x 3'8" < 9'6")
- **FITTED CLOAKROOM** 3.35m x 1.07m (11'0" x 3'6")
- **INGLENOOK LOUNGE** 4.78m < 6.05m x 4.12m < 5.26m (15'8" < 19'10" x 13'6" < 17'3")
- **PLAYROOM/OFFICE** 3.27m < 3.50m x 3.49m (10'9" < 11'6" x 11'5")
- **INNER HALLWAY** 2.34m x 0.92m (7'8" x 3'0")
- **LAUNDRY ROOM** 2.30m x 2.09m < 3.12m (7'6" x 6'10" < 10'2")
- **FITTED BREAKFAST KITCHEN & FAMILY ROOM** 6.52m < 6.87m x 3.78m < 5.12m (21'4" < 22'6" x 12'4" < 16'9")
- **DINING ROOM** 5.19m < 5.55m x 3.79m < 4.34m (17'0" < 18'2" x 12'5" < 14'3")

FIRST FLOOR

- **LANDING** 3.61m X 2.11m < 4.18m & 2.70m x 1.17m & 4.76m x 1.73m (11'10" x 6'11" < 13'8" & 8'10" x 3'10" & 15'7" x 5'8")
- **BEDROOM ONE** 4.72m < 5.80m x 4.37m (15'6" < 19'0" x 14'4")
- **LARGE BATHROOM** 3.08m x 2.92m (10'6" x 9'7")
- **BEDROOM TWO** 5.14m x 3.64m (16'10" x 11'11")
- **EN SUITE SHOWER ROOM** 2.00m x 1.88m (6'7" x 6'2")
- **FAMILY SHOWER ROOM** 2.59m x 1.73m (8'6" x 5'8")
- **BEDROOM THREE** 3.64m x 3.52m < 5.25m (12'0" x 11'7" < 17'2")
- **BEDROOM FOUR** 3.79m < 4.22m x 2.68m (12'5" < 13'10" x 8'9")





OUTSIDE

- **ATTACHED DOUBLE GARAGE** 5.96m x 5.26m (19'6" x 17'3" (Door widths 2.25m 7'4"))
- **PARKING** The house is approached over a gated gravelled driveway, which provides off-road parking for several cars. To the side of the house, double gates open to a further gravelled drive area to the front of the garage.
- **GARDENS & PADDOCK** The house stands in a plot of approximately 0.3 acre with landscaped gardens. From the rear drive a five bar gate provides access to a paddock of approximately 0.6 acre, which is held on a separate title.

ANNEXE OVER GARAGE (Converted without planning permission & building regulations)

- **FITTED KITCHEN/LIVING ROOM** 4.30m X 2.67m < 3.55m (14'1" x 8'9" < 11'8")
- **BEDROOM** 3.08m x 2.71m (10'1" x 8'11")
- **SHOWER ROOM** 2.22m x 1.50m (7'3" x 4'11")

DIRECTIONS

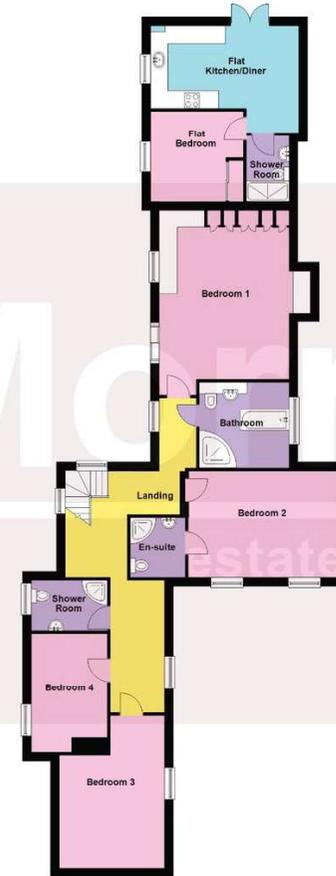
- From Bromsgrove town centre: take the B4091 Stourbridge Road and follow it out of Bromsgrove, through Catshill, over the motorway bridge and on into Fairfield. At the mini island turn left into Bournheath Road, where the property will be found on the right, as indicated by the agent's 'for sale' board.



Ground Floor
Approx. 130.0 sq. metres (1419.0 sq. feet)



First Floor
Approx. 162.2 sq. metres (1752.2 sq. feet)



Total area: approx. 296.2 sq. metres (3188.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.





Note: Property held in two titles and the above marked boundary is not necessarily in exactly the correct position. Therefore, you should refer to the title plans for the actual position.

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