



94A Millfield Road, Bromsgrove, Worcestershire, B61 7BU

£169,950

**Allan Morris**  
estate agents

# 94A Millfield Road, Bromsgrove, Worcestershire, B61 7BU

'LEASE EXTENSION ON COMPLETION BY 90 YEARS TO APPROX 170 YEARS'

'This beautifully presented first floor maisonette is situated in an established residential area with good local amenities and is convenient for the facilities of the town centre.

The owner is in the process of extending the current lease by 90 years increasing the outstanding term to approximately 170 years and the maisonette benefits from PVC double glazing and door, installed in 2019. The maisonette has gas-fired central heating and offers light and airy accommodation of approximately 640sqft, comprising: a ground floor hall; landing; living room; fitted kitchen; two good sized bedrooms; and a bathroom.

The property has it's own rear garden and on street parking only.





## 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

- Lease extension by 90 years on completion, increasing term to approx 170 years.
- 99 year lease from 24/08/2007.
- Ground rent £100pa.
- Buildings insurance contribution approximately £237 in 2025.
- Gas-fired central heating.
- Vaillant combination boiler November 2014.
- PVC double glazing.
- Floor area of 640sqft.
- No off-road parking.
- Energy Performance Certificate, band C
- Council Tax band A (Bromsgrove District Council).
- Private rear garden.
- Part boarded loft with light point.

## INCLUSIONS

- Carpets & floor coverings, as fitted
- Built-in wardrobe in bedroom 1
- Built-in electric oven & four ring gas hob in kitchen
- Fridge/freezer & washing machine in kitchen
- Other items may be available by separate negotiation

## DESCRIPTION

### GROUND FLOOR

- HALL 1.32m x 0.87m (4'4" x 2'10")

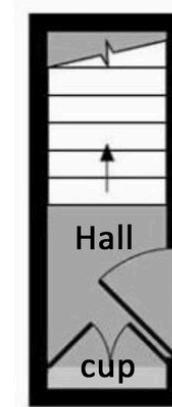
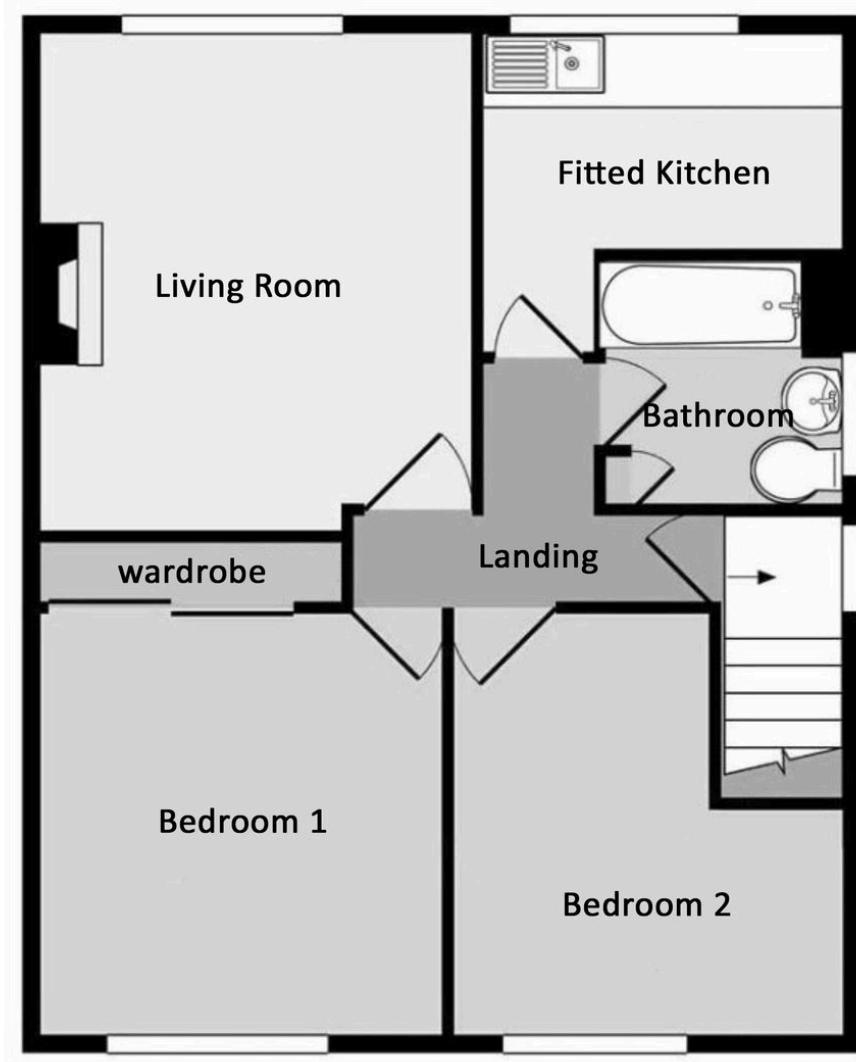
### FIRST FLOOR

- LANDING 4.23m x 0.91m & 1.43m x 0.83m (13'10" x 3'0" & 4'8" x 2'8")
- LIVING ROOM 4.30m x 3.70m (14'1" x 12'2")
- FITTED KITCHEN 2.95m x 1.86m < 2.47m (9'8" x 6'1" < 8'1")
- BEDROOM ONE 3.34m x 3.53m < 4.15m (11'0" x 11'7" < 13'7")
- BEDROOM TWO 3.66m x 2.33m < 3.32m (12'0" x 7'8" < 10'10")
- BATHROOM 2.03m x 1.94m (6'8" x 6'4")

### OUTSIDE

- PARKING No off-road parking, on street parking only.
- GARDEN The property benefits from its own rear garden.





Ground Floor

**Not to scale.**

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

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