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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.



Allan Morris

estate agents



3 Stretton Croft, 54 Brookhouse Road, Barnt Green, B45 8JS

This substantial ground floor apartment stands in large gated communal grounds and benefits from a share of the freehold title and a 999 year lease from 2003. The apartment offers spacious accommodation and enjoys it's own patio area at the rear leading on to the communal gardens beyond.

'Pets Are Not Allowed'



Price £350,000

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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.



- **Ground floor apartment**
 - **Share of freehold**
 - **999 year lease**
 - **Two double bedrooms**
 - **Two en suites**
- **Large lounge & dining room**
 - **Fitted breakfast kitchen**
 - **Hallway with cloakroom**
 - **Double glazing & gas CH**
 - **Private patio area**

The property more particularly comprises:

A communal front door, with a security intercom to the apartment, opens to an ENTRANCE LOBBY with a door opening to the GRAND COMMUNAL ENTRANCE HALL having a sweeping staircase to the first and second floors, storage heater, chandelier light and a door to an inner hall with front doors to apartments 3 and 4.

RECEPTION HALLWAY

Having doors to lounge/ dining room and bedrooms one and two, wood flooring, a radiator behind an ornate screen, video intercom to gates, six ceiling spotlights and a door to:

CLOAKROOM 8'9" x 2'11" (2.67m x 0.89m)

(Measurements include cupboards & recess) having two wall cupboards, tiled flooring, radiator, extractor fan and two inset ceiling spotlights.

LOUNGE & DINING ROOM 20'6" x 18'2" (6.25m x 5.54m)

(Measurements include bay) having a fireplace with a gas fire, large double glazed bay window overlooking the gardens to rear, two radiators behind ornate screens, t.v. aerial point, ceiling coving, picture rail, two ceiling light points and a door to:

FITTED BREAKFAST KITCHEN 12'0" x 10'8" (3.66m x 3.25m)

(Measurements include units) having base and wall units with concealed lighting over worktop surfaces, single bowl/single drainer sink with a vegetable preparation bowl, recesses for dishwasher, fridge/freezer and washing machine, built-in electric oven and four ring gas hob with a cookerhood over. Part tiled walls, tiled flooring, radiator, twin double glazed French doors opening to the terrace garden, six inset ceiling spotlights and a cupboard housing the wall mounted 'Worcester' gas-fired combination boiler.

BEDROOM ONE 17'10" < 20'10" x 13'0" < 17'9" (5.44m < 6.35m x 3.96m < 5.41m)

(Measurements include bays & fireplace) having an impressive recessed fireplace with two double glazed windows, a large double glazed bay window, a fitted five door wardrobe, fitted three door wardrobe, radiator, ornate ceiling coving, eight inset ceiling spotlights and a door to:

EN SUITE SHOWER ROOM 5'9" x 4'10" (1.75m x 1.47m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin with a mirror and vanity light over; and a corner shower cubicle. Tiled walls and flooring, chrome towel rail radiator, wall cupboard, extractor fan and two inset ceiling spotlights.

BEDROOM TWO 9'3" < 17'9" x 6'8" < 10'4" (2.82m < 5.41m x 2.03m < 3.15m)

(Measurements include wardrobe) having a fitted four door wardrobe, double glazed window to front, radiator, t.v. aerial point, ornate ceiling coving, five inset ceiling spotlights and an opening to a LOBBY having an obscure double glazed window to the front, radiator, an inset ceiling spotlight and a door to:

EN SUITE BATHROOM 7'8" x 6'4" (2.34m x 1.93m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin set on a cupboard and drawer unit with mirror and vanity light over; and a panelled bath with shower and screen over. Part tiled walls, tiled flooring, obscure double glazed window to front, towel rail radiator and three inset ceiling spotlights.

OUTSIDE

PARKING

The apartments are approached, via remote controlled double gates, over a tarmac courtyard where the property benefits from parking, although not allocated spaces.

GARDENS

From the kitchen double French doors open onto the paved terrace across the rear of the apartments, a large section of which is private to number 3 and from which steps lead down to the communal lawn and garden beyond. To the side of the apartments there is a yard where there is a LOCKABLE BUILT-IN STORE 6'6" x 3'0" (1.98m x 0.91m) having fitted shelving and power points.

GENERAL INFORMATION

TENURE

The vendor advises us that the property benefits from a share of the FREEHOLD and has a 999 year lease from 2003 at an annual ground rent of £50.00. 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.

MANAGEMENT AND CHARGES

As Freeholders, the residents have appointed a management company to manage the property. The management charges have been increased to £1,040 per quarter to cover the cost of extensive roof repairs that are currently being undertaken. We are informed that once the overhaul of the roof has been completed the charges should be reduced again. The management charges also include: buildings insurance; maintenance of the communal areas and grounds; window cleaning; electricity for gates and communal areas; and maintenance and emptying of the sewage treatment plant. 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.

PETS ARE NOT ALLOWED

COUNCIL TAX BAND: F

(Bromsgrove District Council)

EPC RATING: C

(Energy Performance Certificate)

DIRECTIONS

From Barnt Green: take Hewell Road under the bridge and turn immediate right into Hewell Lane. At the top of the road, turn right into Fiery Hill Road. At the staggered crossroad, proceed straight on into Shepley Road. At the junction with Brookhouse Road turn left, continuing along Shepley Road and turn immediate right into the driveway to Stretton Croft, as indicated by the agent's 'For Sale' Board.

AMP:2264/D1

