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Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 6434677
Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.



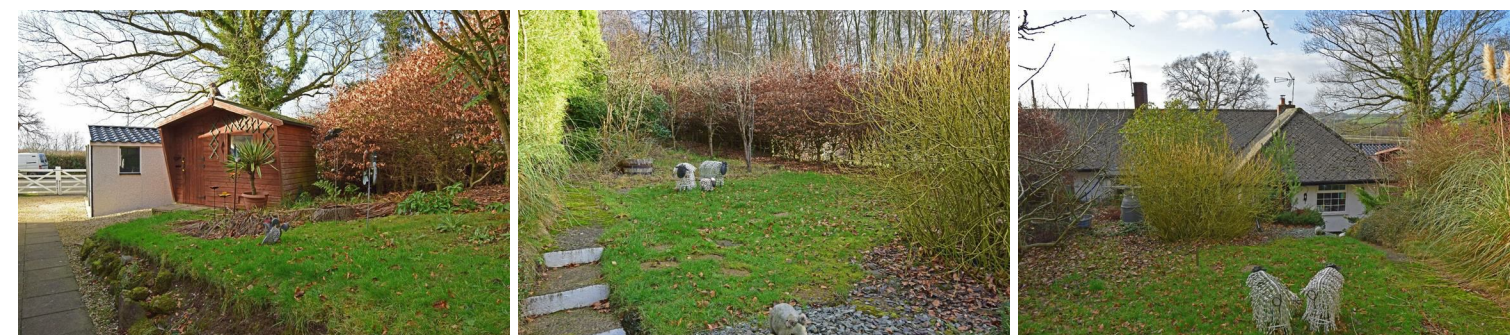
Allan Morris

estate agents



Woodend Cottage, 668 Birmingham Road, Lydiate Ash, Bromsgrove, B61 0QD

A refurbished and much improved semi-detached cottage bungalow in National Trust grounds



Price £299,950

01527 874 646

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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.



Built in 1922 for Edward Cadbury, this semi-detached rammed earth constructed cottage bungalow is set in National Trust woodland, on the edge of the Lickey Hills, with a newly extended lease. The property has been extensively improved, modernised and refurbished and comprises:
A reception hallway; refitted bathroom; refitted kitchen; lounge; inner hallway; garden room; and three bedrooms. Replacement PVC double glazing, gas-fired central heating, recently constructed detached double garage, gated in-and-out drive and private side and rear gardens.

The property more particularly comprises:

A double glazed door, with an obscure double glazed side panel, opens to the RECEPTION HALLWAY having a double glazed window to side, double glazed window to garden room, laminate flooring, doors to bathroom, kitchen, lounge and inner hallway, radiator, access hatch to loft and two ceiling light points.

REFITTED BATHROOM 8'9" x 6'0" (2.67m x 1.83m)

(Measurements include suite) having a recently refitted white suite comprising: A low flush w/c; pedestal wash hand basin; and a 'ball and claw foot' bathtub with rainfall showerhead over and a central mixertap with handheld showerhead. Tiled flooring with electric underfloor heating, obscure double glazed window, radiator, extractor fan and four inset ceiling spotlights. NOTE: The bathroom has been set up with a drain in the floor under the bath so that the bathtub can be removed and the room used as a wetroom shower.

REFITTED KITCHEN 9'9" x 9'1" (2.97m x 2.77m)

(Measurements include units) having a range of recently fitted base and wall units with worktop surfaces, 'Belfast' sink, integrated dishwasher and recesses for washing machine, fridge/freezer and a range oven with cookerhood over. Part tiled walls, laminate flooring, double glazed window to side, radiator, wall mounted gas-fired 'Worcester' boiler and five inset ceiling spotlights.

LOUNGE 14'2" x 13'11" (4.32m x 4.24m)

(Measurements include fireplace) having a fireplace with a wood burning stove, double glazed bow window to front, double glazed window to side, radiator, t.v. aerial point and a ceiling light point.

INNER HALLWAY

Having doors to the garden room and three bedrooms, laminate flooring, radiator, access hatch to the loft, double glazed window to garden room and a ceiling light point.

GARDEN ROOM 17'6" x 5'7" (5.33m x 1.70m)

Having double gazed windows to side and rear, double glazed door to the rear garden, radiator, laminate flooring and a double power point.

BEDROOM ONE 13'11" x 10'0" < 11'10" (4.24m x 3.05m < 3.61m)

Having a feature fireplace, built-in cupboard, double glazed window to front, radiator, panelled dado, laminate flooring and a ceiling light point.

BEDROOM TWO 10'2" x 8'5" (3.10m x 2.57m)

(Measurements exclude cupboard) having a built-in cupboard, double glazed window to front, laminate flooring, picture rail and a ceiling light point.

BEDROOM THREE 10'2" x 7'0" (3.10m x 2.13m)

Having a double glazed window to front, radiator, picture rail and a ceiling light point.

OUTSIDE

DETACHED DOUBLE GARAGE 15'6" x 16'0" (4.72m x 4.88m)

(Door widths 6'8" 2.03m) having two metal up-and-over doors to front, concrete base and single glazed windows to both sides.

PARKING

To the front, the cottage and garage are approached over a gated driveway providing off-road parking for numerous cars behind a mature hedge. There is a second gated area which is not an official access. The current owners obtained a quote in May 2017 from one of the council's approved contractors, Ringway Infrastructure Services, to construct a stand alone crossing from the road to the property which was £710.66 including VAT.

GARDENS

The property stands in large private side and rear gardens, with a gate at the rear providing access to the National Trust woodland surrounding the property (subject to permission from Worcestershire Woodland Trust). The gardens offer a wealth of mature plants and shrubs and need to be viewed to be fully appreciated, with raised seating areas having far reaching views to the front.

GENERAL INFORMATION

TENURE

The vendor advises us that the property is LEASEHOLD with the freehold being owned by the National Trust. The current owners have just extended the term of the lease to 99 years from April 2019. There is a small annual ground rent payable of £3.64. 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)

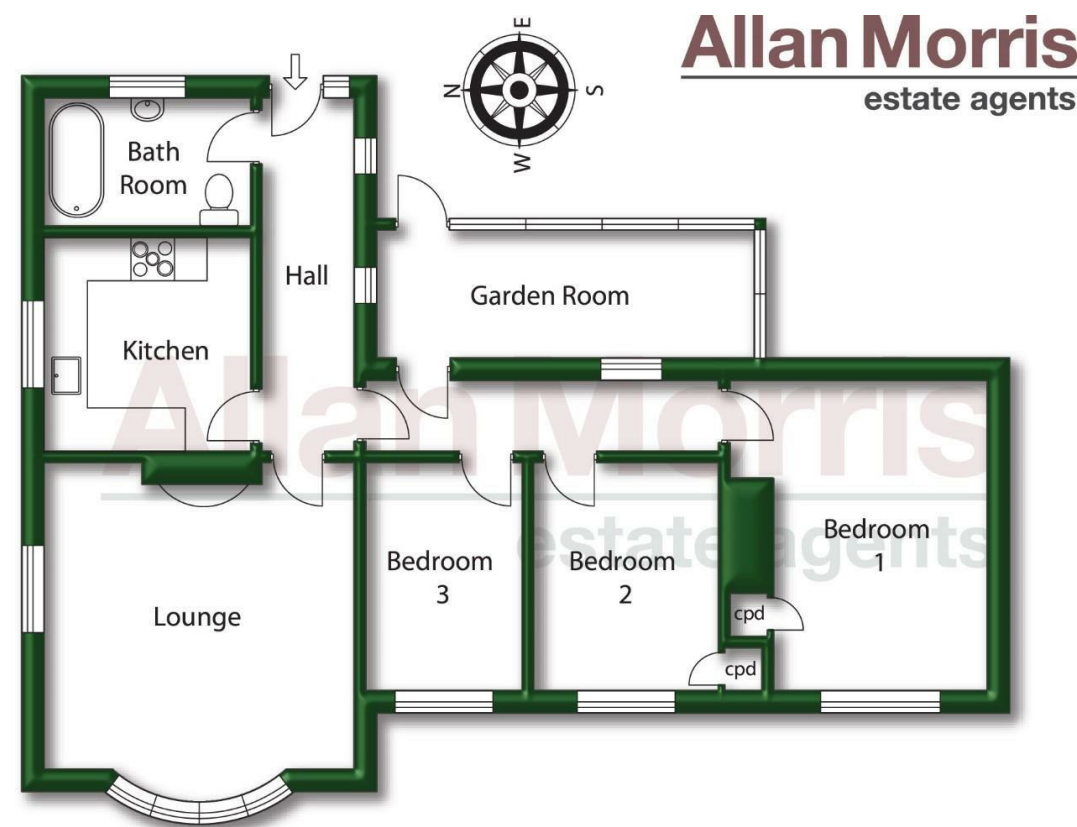
EPC RATING: tbc

(Energy Performance Certificate)

DIRECTIONS

From the agent's Bromsgrove office, turn right into High Street and bear immediate right into New Road. At the traffic lights turn left into the A38 Bromsgrove Eastern By-pass. At the traffic island take the second exit continuing along the A38 Bromsgrove Eastern By-pass. At the traffic lights proceed straight on into the A38 Birmingham Road. At the M42 island take the first exit continuing along the A38 Birmingham Road. At the traffic light controlled crossroads proceed straight on continuing along the A38 Birmingham Road. Take the first turning on the right, leaving the A38, continuing along Birmingham Road. At the top of the road turn right and proceed through the vehicle restricted entrance, where the property will be found on the right.

AMPB:1884/D2



For illustrative purposes only. Not to scale.
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