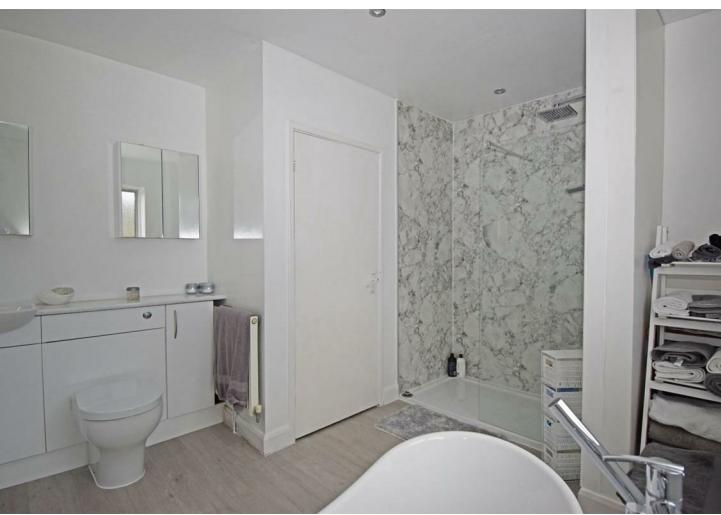


Network of prominent offices providing sales coverage for the following towns and surrounding villages:

Alcester; Alvechurch; Barnt Green; Bewdley; Birmingham (South); Bromsgrove; Chaddesley Corbett; Droitwich Spa; Evesham; Kidderminster; Malvern; Pershore; Redditch; Rubery; Stourport-on-Severn; Studley; Upton-on-Severn; Worcester

Allan Morris

estate agents



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.



21 Birmingham Road, Alvechurch, Worcestershire, B48 7TB

This semi-detached family home occupies a large plot with excellent potential to extend and modernise the accommodation which is currently larger than average at approximately 1,235sqft. The property offers good off-road parking with a newly laid driveway and has three double bedrooms and a large refitted bathroom.



Price £425,000

ampsales@allan-morris.co.uk

01905 969659

0121 445 5209

www.allan-morris.co.uk

01527 874646

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 house**
- **1,235sqft**
- **Three double bedrooms**
- **Large refitted bathroom**
- **Spacious reception hallway**

- **Lounge & Dining room**
- **Kitchen**
- **Lean-to utility / store**
- **Garage & Good off-road parking**
- **Double glazing & gas CH**

The property more particularly comprises:

A Canopy porch with a double glazed front door opening to the SPACIOUS RECEPTION HALLWAY 15'8" x 5'3" (4.78m x 1.60m) having doors to the lounge and kitchen, stairs to the first floor, parquet flooring, built-in cloaks cupboard, telephone point and a ceiling light point.

LOUNGE 15'8" x 11'0"" (4.78m x 3.35m")

(Measurements include chimney breast) having an 'Adam' style fireplace with a gas fire, double glazed window to the front, t.v. aerial point, radiator, ceiling light point and obscure glazed double doors opening to:

DINING ROOM 12'5" x 10'5" (3.78m x 3.18m)

Having a large double glazed window with double French doors opening to the rear garden, radiator, ceiling light point and a door to:

KITCHEN 11'11" x 10'5" (3.63m x 3.18m)

(Measurements include units) having base and wall units with worktop surfaces, single bowl/double drainer sink, recesses for dishwasher and cooker. Part tiled walls, tiled flooring, doors to hallway and utility, double glazed window to rear, radiator, ceiling light point and a WALK-IN PANTRY with a ceiling light point.

LEAN-TO UTILITY / STORE 26'3" x 6'0" (8.00m x 1.83m)

Having plumbing for washing machine, doors to front and rear, door to garage, paved base, light and power points and a door to:

TOILET

Having a white low flush w/c and a wall light point.

From the hallway, the stairs with handrail lead up to the FIRST FLOOR LANDING having an obscure single glazed window to side, access hatch to loft and a ceiling light point.

BEDROOM ONE 15'8" x 11'0" (4.78m x 3.35m)

(Measurements include chimney breast) having a double glazed window to front, radiator and a ceiling light point.

BEDROOM TWO 12'5" x 10'6" (3.78m x 3.20m)

(Measurements exclude cupboard) having a double glazed window to rear, radiator, ceiling light point and a built-in cupboard housing the 'Baxi' gas-fired combination boiler.

BEDROOM THREE 13'5" x 8'10" (4.09m x 2.69m)

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

LARGE REFITTED BATHROOM 10'2" < 11'10" x 7'4" < 10'4" (3.10m < 3.61m x 2.24m < 3.15m)

(Measurements include suite) having a white suite comprising: a low flush w/c and wash hand basin set in a vanity unit; freestanding bathtub with a mixer tap and handheld showerhead; and a large shower cubicle. An obscure double glazed window to rear, an obscure single glazed window to side, radiator and five inset ceiling light point.

OUTSIDE

GARAGE 15'9" x 7'10" (4.80m x 2.39m)

(Door width 6'11" 2.11m) having double timber doors to front, door to utility, single glazed window to utility, concrete base, light and power points.

PARKING

The house and garage are approached from the service road over a recently laid tarmac drive providing good off-road parking.

GARDENS

The house stands well back from the service road behind a lawn and slate chipping bed, behind a low brick wall. The property benefits from a large rear garden comprising: a crazy paved patio across the rear of the house, beyond which is a long lawn. The seller informs us that beyond the fence across the rear of the lawn there is a narrow strip of land that also belongs to the property.

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: E

(Bromsgrove District Council)

EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From the village centre, proceed along Red Lion Street. At the mini island proceed straight on into Birmingham Road, then turn left into the first service road entrance, then turn right, where the property will be found on the left, as indicated by the agent's 'for sale' board.

AMP:2211/D1

Allan Morris

estate agents

