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Allan Morris

estate agents



19A Gibb Lane, Catshill, Worcestershire, B61 0JP

This detached family home occupies a large plot with private rear gardens, a detached timber workshop and offering excellent potential for extending the accommodation of the house, subject to planning permission.



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.



Price £385,000

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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.



- Detached family home
- Three bedrooms
- Large bathroom
- Entrance passage with toilet
- Reception hall
- Lounge & Dining room
- Fitted kitchen
- Large garden with workshop
- PVC double glazing & Gas CH
- Garage & Drive

The property more particularly comprises:

A double glazed door opening to the ENTRANCE PASSAGEWAY having double glazed doors to the hall and kitchen, doors to garage and rear garden, tiled flooring, wall light point and a door to:

TOILET

Having a white low flush w/c and wash hand basin, tiled walls and flooring, obscure double glazed window and ceiling light point.

RECEPTION HALL

Having stairs to first floor, an understairs cloaks cupboard, glazed doors to kitchen and dining room, radiator, telephone point and ceiling light point.

FITTED KITCHEN 11'4" x 8'7" (3.45m x 2.62m)

(Measurements include units) having base and wall units with worktop surfaces, single bowl/single drainer sink, recesses for washing machine and fridge, built-in electric oven and four ring gas hob with cookerhood over. Tiled walls and flooring, double glazed window, double glazed window to rear, double glazed door to entrance passageway, ceiling light point and a wall mounted 'Worcester' gas-fired combination boiler, installed in October 2021.

DINING ROOM 11'11" x 10'5" (3.63m x 3.18m)

Having a double glazed window with double glazed French door to rear garden, radiator, TV aerial point, ceiling coving, ceiling light point and glazed double doors to:

LOUNGE 13'7" x 13'0" (4.14m x 3.96m)

(Measurements include recess) having a feature fireplace with a coal effect gas fire, double glazed window to front, TV aerial point, ceiling coving, two wall lights and ceiling light point.

From the hall, the stairs with balustrade lead up to the FIRST FLOOR LANDING having an obscure double glazed window to side and ceiling light point.

BEDROOM ONE 13'6" x 13'0" (4.11m x 3.96m)

(Measurements include wardrobes) having a seven door wardrobe fitted across one wall, double glazed window to front, radiator and ceiling light point.

BEDROOM TWO 12'2" x 11'11" (3.71m x 3.63m)

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

BEDROOM THREE 8'8" x 8'3" (2.64m x 2.51m)

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

LARGE FAMILY BATHROOM 9'7" x 8'6" (2.92m x 2.59m)

(Measurements include suite) having a suite comprising: a low flush w/c; pedestal wash hand basin; panelled bath; and a corner shower cubicle. Tiled walls, obscure double glazed window to rear, radiator, built-in linen cupboard, extractor fan, four inset ceiling spotlights and a access hatch to the part tiled boarded loft.

OUTSIDE

GARAGE 15'9" x 8'0" (4.80m x 2.44m)

(Door width 7'6" 2.29m) having metal double doors to front, obscure double glazed window to side, concrete base, light and power points.

PARKING

The house and garage are approached over a block paved drive, with raised shrubbery borders, providing off-road parking for up to four cars.

GARDEN

The property benefits from a large private rear garden, briefly comprising: a paved patio to the rear of the house with a BRICK STORE having a double glazed window to the rear, tiled floor and ceiling light point. From the patio three steps lead up to the large lawn with shrubbery beds and a pathway lead to the rear where there is a small vegetable patch and a TIMBER WORKSHOP 18'10" x 9'8" (5.74m x 2.95m) having double doors to the side, concrete base, perspex windows to front and side, light and power points.

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: D

(Bromsgrove District Council)

EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove: take the B4091 Stourbridge Road, at the mini island proceed straight on, continuing along Stourbridge Road. At the next island, take the first exit into Stourbridge Road and proceed under the motorway bridge. At the next island turn right into Meadow Road, then second exit at the next island into Gibb Lane, where the property will be found on the left, as indicated by the agent's 'for sale' board.

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