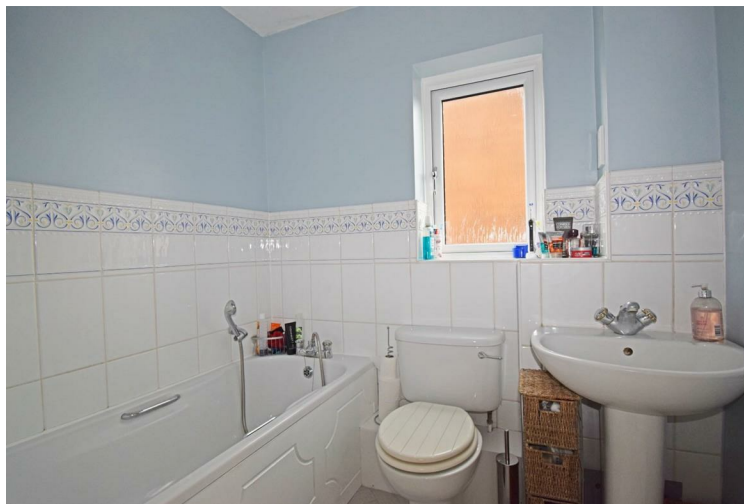


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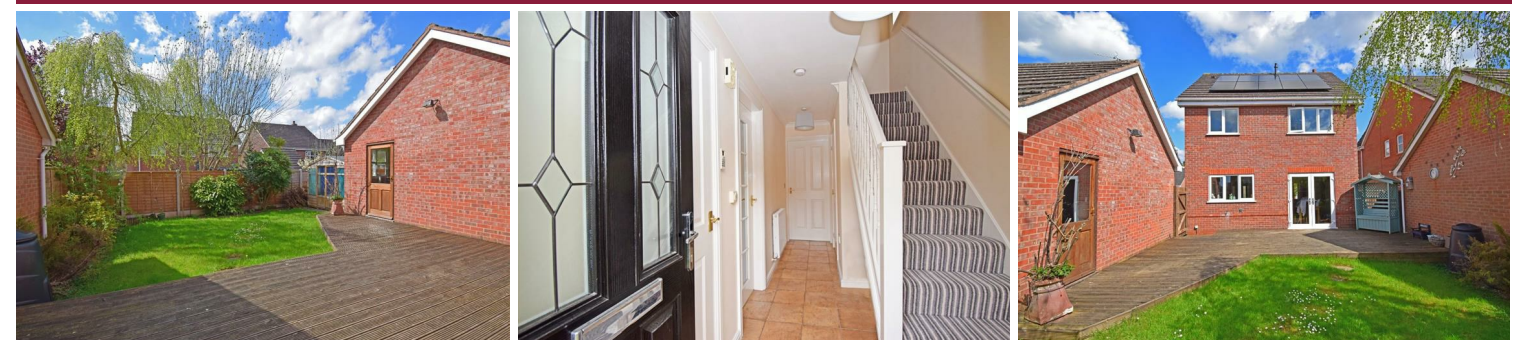
# Allan Morris

## estate agents



64 Appletrees Crescent, Woodland Grange, Bromsgrove, B61 0UE

This detached family home is situated in a desirable residential area, with lovely westerly facing rear gardens and offers well presented accommodation that has been recently modernised, including: contemporary fitted kitchen, replacement PVC double glazing, 'Worcester' gas-fired combination boiler and solar panels.



**Price £400,000**

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Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677

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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**
  - **Four bedrooms**
  - **En suite shower room & Family bathroom**
  - **Hallway with fitted cloakroom**
  - **Refitted kitchen & dining room**
- **Lounge**
  - **Replacement PVC double glazing**
  - **Gas CH with replacement combi boiler**
  - **Single garage & Off-road parking**
  - **Westerly facing rear garden**

The property more particularly comprises:

An open porch with a double glazed front door opening to the RECEPTION HALLWAY having stairs to the first floor, doors to lounge and kitchen, a built-in cloaks cupboard, tiled flooring, radiator, ceiling coving, two ceiling light points and a door to:

**FITTED CLOAKROOM**

Having a white low flush w/c and wash hand basin with tiled splashback. Tiled flooring, obscure double glazed window to side, radiator and a ceiling light point.

**LOUNGE 15'0" x 13'2" (4.57m x 4.01m)**

Having an 'Adam' style fireplace with gas fire, double glazed window to front, radiator, t.v. aerial point, telephone point, ceiling coving, two ceiling light points and glazed double doors opening to:

**REFITTED KITCHEN & DINING ROOM 19'8" x 11'3" < 12'5" (5.99m x 3.43m < 3.78m)**

(Measurement include units & recesses) having a range of contemporary base and wall units with worktop surfaces, single bowl/single drainer sink with vegetable preparation bowl, integrated dishwasher and fridge/freezer, built-in double oven, recess for washing machine and a matching island with breakfast bar, built-in wine cooler and a four ring ceramic hob. Double glazed window to rear, twin double glazed French doors to the rear garden, obscure double glazed window to side, two radiators, six inset ceiling spotlights and a ceiling light point.

From the hallway, the stairs with balustrade lead up to the FIRST FLOOR LANDING having a built-in wardrobe, built-in store cupboard (housing the 'Worcester' gas-fired combination boiler, installed in November 2020), double glazed window to side, two ceiling light points and an access hatch with a pull-down ladder to the boarded loft with light point.

**BEDROOM ONE 10'9" x 10'9" (3.28m x 3.28m)**

(Measurements exclude wardrobe) having a large built-in double wardrobe, double glazed window to front, radiator, t.v. aerial point, ceiling light point and a door to:

**EN SUITE SHOWER ROOM 4'8" x 4'6" < 7'8" (1.42m x 1.37m < 2.34m)**

(Measurements include suite & boxing in) having a white suite, comprising: a low flush w/c; pedestal wash hand basin; and a shower cubicle. Part tiled walls, obscure double glazed window to side, radiator, vanity light with shaver point, extractor fan and a ceiling light point.

**BEDROOM TWO 10'10" x 10'2" (3.30m x 3.10m)**

(Measurements include wardrobe) having a fitted three door wardrobe, double glazed window to rear, radiator, t.v. aerial point and a ceiling light point.

**BEDROOM THREE 8'9" x 7'1" (2.67m x 2.16m)**

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

**BEDROOM FOUR 9'3" x 8'8" < 9'10" (2.82m x 2.64m < 3.00m)**

(Measurements include recess & cupboard) having a cupboard built-in over the stairwell, freestanding double bed base, double glazed window to front, radiator and a ceiling light point.

**FAMILY BATHROOM 6'8" x 5'7" (2.03m x 1.70m)**

(Measurements include suite) having a white suite, comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with mixer tap and handheld showerhead. Part tiled walls, obscure double glazed window to side, radiator, shaver point, extractor fan and a ceiling light point.

**OUTSIDE**

**DETACHED GARAGE 17'8" x 8'3" (5.38m x 2.51m)**

(Door width 7'0" 2.13m) having a metal up-and-over door to front, concrete base, double glazed door to the rear garden, double glazed window to rear, light and power points.

**PARKING**

To the front, the garage is approached over a tarmac drive, along the side of the house, providing off-road parking for up to two cars,

**GARDENS**

The house stands behind a lawn with trees and is approached over a paved pathway. From the drive, a gate opens to the rear garden, having a lovely westerly aspect and briefly comprising: a decked terrace across the rear of the house and the side of the garage, beyond which is a small lawn with trees and shrubs around the border. There is an outside water tap and to the rear of the garage there is a paved area with a TIMBER SUMMER HOUSE.

**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: B**

(Energy Performance Certificate)

**DIRECTIONS**

From Bromsgrove: take the B4091 Stourbridge Road and proceed straight on at the first mini island, continue along the Stourbridge Road, then at the next larger island turn right into Barnsley Hall Road and proceed into Woodland Grange. At the mini island turn left to continue along Barnsley Road, then turn right at the end of the road into Appletrees Crescent, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2223/D1

