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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.



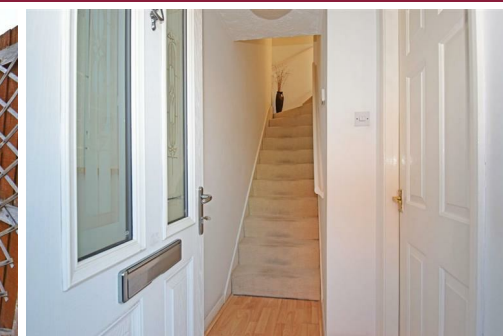
# Allan Morris

## estate agents



19a Crabtree Drive, Bromsgrove, Worcestershire, B61 8NX

This end-terraced house is situated in a quiet cul-de-sac within walking distance of the facilities of the town centre and Sanders Park, offering well presented accommodation with gas-fired central heating and PVC double glazing.



Price £189,950

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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.



- End-terraced house
  - Two bedrooms
  - Bathroom
  - Hall
  - Lounge
- Fitted kitchen diner
  - PVC double glazing
  - Gas-fired central heating
  - Drive for one car
  - Garden with westerly aspect

The property more particularly comprises:

A canopy porch with an obscure double glazed front door opening to the HALL having stairs to the first floor, radiator, laminate wood flooring, ceiling light point and a door to:

**LOUNGE 15'0" x 9'10" (4.57m x 3.00m)**  
(Measurements exclude cupboard) having a 'Regency' style feature fireplace with a gas fire, double glazed window to the front, laminate wood flooring, radiator, built-in understairs cupboard, t.v. aerial point, telephone point, ceiling coving, ceiling light point and a door to:

**FITTED KITCHEN DINER 12'11" x 8'1" (3.94m x 2.46m)**  
(Measurements include units) having a range of base and wall units with worktop surfaces, single bowl/single drainer sink, recess for washing machine, integrated fridge and built-in electric oven and four ring gas hob with cookerhood over. Part tiled walls, double glazed window to rear, obscure double glazed door to the rear garden, radiator, ceiling light point and a wall mounted gas-fired 'Worcester' combination boiler.

From the hall, the stairs with a handrail lead up to the FIRST FLOOR LANDING having a built-in store cupboard, access hatch to the loft and a ceiling light point.

**BEDROOM ONE 9'9" < 12'11" x 10'8" < 12'8" (2.97m < 3.94m x 3.25m < 3.86m)**  
Having a double glazed window to front, radiator and a ceiling light point.

**BEDROOM TWO 10'4" x 6'6" (3.15m x 1.98m)**  
Having a double glazed window to rear, radiator and a ceiling light point.

**BATHROOM 6'2" x 6'0" (1.88m x 1.83m)**  
(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with shower and screen over. Part tiled walls, laminated woo flooring, obscure double glazed window to rear, radiator, extractor fan and a ceiling light point.

OUTSIDE

PARKING

To the front of the house there is a drive providing off-road parking for one car.

GARDEN

The property benefits from a rear garden with a lovely westerly aspect, comprising: a paved patio to the rear of the house, beyond which is a lawn with a shrubbery bed to the rear. From the patio a gate opens to a pathway, shared with the neighbouring house, leading to the front.

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: B**, with an improvement indicator  
(Bromsgrove District Council)

**EPC RATING: C**  
(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre, take High Street and bear right into St John Street. At the T-junction turn right into Market Street, then turn left into Church Street. Take the second turning on the right into Crabtree Drive, where the property will be found at the head of the cul-de-sac, as indicated by the agent's 'for sale' board.

AMP:2153/D1

