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Allan Morris

estate agents



71 Birmingham Road, Bromsgrove, Worcestershire, B61 0DR

This end-terraced house is situated in an established residential area with good local amenities and within walking distance of the facilities of the town centre. The house is double glazed with gas-fired central heating and enjoys good sized private rear gardens with a sunny north westerly aspect.



Price £179,950

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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.



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 double bedrooms**
 - **Shower room**
 - **Lounge & dining room**
 - **Fitted kitchen**
- **Small double glazed conservatory**
 - **Double glazing**
 - **Gas-fired central heating**
 - **Private north westerly garden**
 - **No off-road parking**

The property more particularly comprises:

An enclosed double glazed porch with an obscure double glazed front door opening to the HALL having stairs to the first floor, radiator, telephone point, ceiling light point and a door to:

LOUNGE & DINING ROOM 20'0" x 8'8" < 11'8" (6.10m x 2.64m < 3.56m)

(Measurements include recesses) having a double glazed window to the front, single glazed window and single glazed door to conservatory, two radiators, t.v. aerial point, two ceiling light points and a sliding door to:

FITTED KITCHEN 8'6" x 5'10" (2.59m x 1.78m)

(Measurements include units) having base and wall units with worktop surfaces, single bowl/single drainer sink, recess with a fitted 'Bosch' washing machine & recess with fitted electric cooker with an integrated cookerhood over. Part tiled walls, double glazed window to rear, wall mounted gas-fired boiler, radiator, ceiling light point and a sliding door to the understairs pantry.

DOUBLE GLAZED CONSERVATORY 8'0" x 6'10" (2.44m x 2.08m)

Having double glazed windows overlooking the rear garden, twin French doors to the rear garden, light and power points.

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

BEDROOM ONE 10'8" < 14'10" x 9'7" < 11'1" (3.25m < 4.52m x 2.92m < 3.38m)

(Measurements include recesses, wardrobe & cupboard) having a built-in double wardrobe with cupboard over, built-in wardrobe with shelving over the stairwell, built-in airing cupboard, double glazed window to front, radiator and a ceiling light point.

BEDROOM TWO 8'9" x 8'7" (2.67m x 2.62m)

(Measurements exclude wardrobe) having a built-in double wardrobe with shelving and cupboard over, double glazed window to rear, radiator and a ceiling light point.

BATHROOM

Having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with shower and screen over. Tiled walls, obscure double glazed window to rear, shaver point, towel rail radiator, extractor fan and a ceiling light point.

OUTSIDE

PARKING

The property has no off-road parking.

GARDENS

The house stands behind a paved front garden behind a dwarf wall and is approached over a paved pathway which extends, via a gate, along the side of the house to the rear. The property benefits from a good sized and private rear garden with a north westerly aspect enjoying the afternoon and evening sun, comprising: a paved patio with a water tap to the rear of the house, beyond which is a lawn with established borders and a paved path leading to the vegetable patch to the rear.

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

(Bromsgrove District Council)

EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre Stratford Road, turn right at the crossroads into Birmingham Road. Proceed past the entrance to Bromsgrove Rovers Football Club, then turn left into the service road, where the property will be found on the left as indicated by the agent's 'for sale' board.

AMP: /D1

