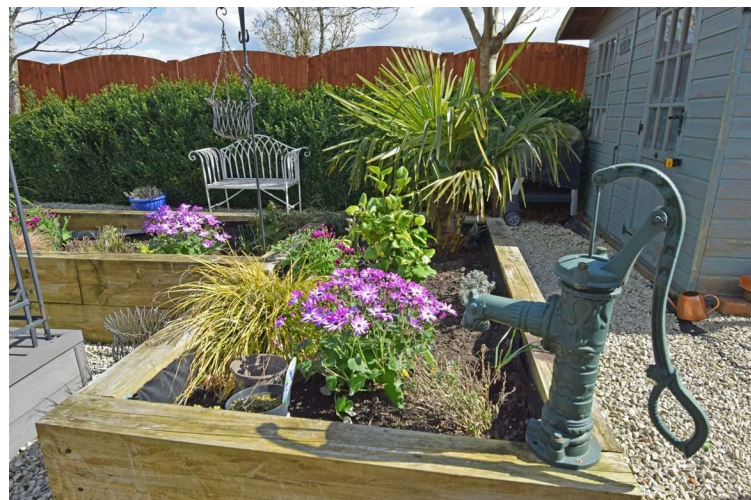
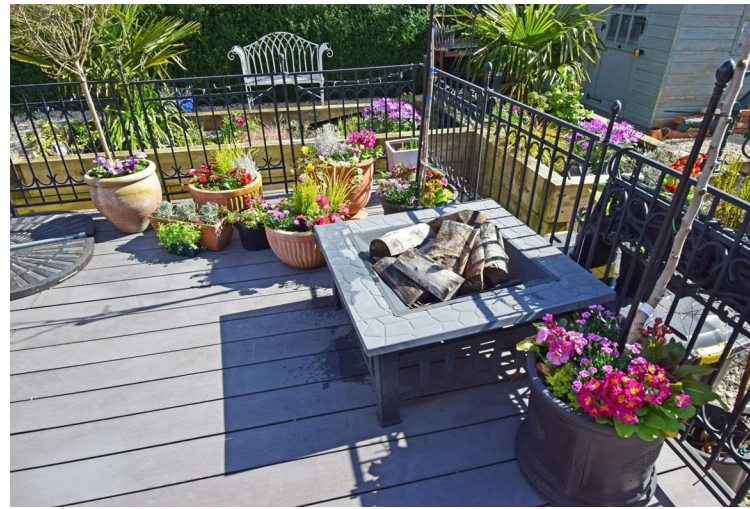


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Maltsters Cottage, Perryfields Road, Bromsgrove, Worcestershire, B61 8QW

This attached period cottage has been extended and refurbished by the current owner to a high standard and offers surprisingly spacious internal accommodation of approximately 1,150sqft, with a wealth of character and needs to be viewed to be fully appreciated.



Price £465,000 'No Upward Chain'

ampsales@allan-morris.co.uk

01905 969659

0121 445 5209

01527 874646

www.allan-morris.co.uk



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



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: B

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre: take the A448 Kidderminster Road, proceed past Sanders Park and turn right at the crossroads into Perryfields Road, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2243/D2

**The Maltsters Cottage
Perryfields Road
Bromsgrove
Worcestershire
B61 8QW**

GENERAL DESCRIPTION

This attached period cottage is within walking distance of Sanders Park and the facilities of the town centre.

The cottage offers a wealth of character, has double glazing and gas-fired central heating and has been extended and refurbished by the current owner to provide well appointed and surprisingly spacious accommodation of approximately 1,150sqft, briefly comprising:

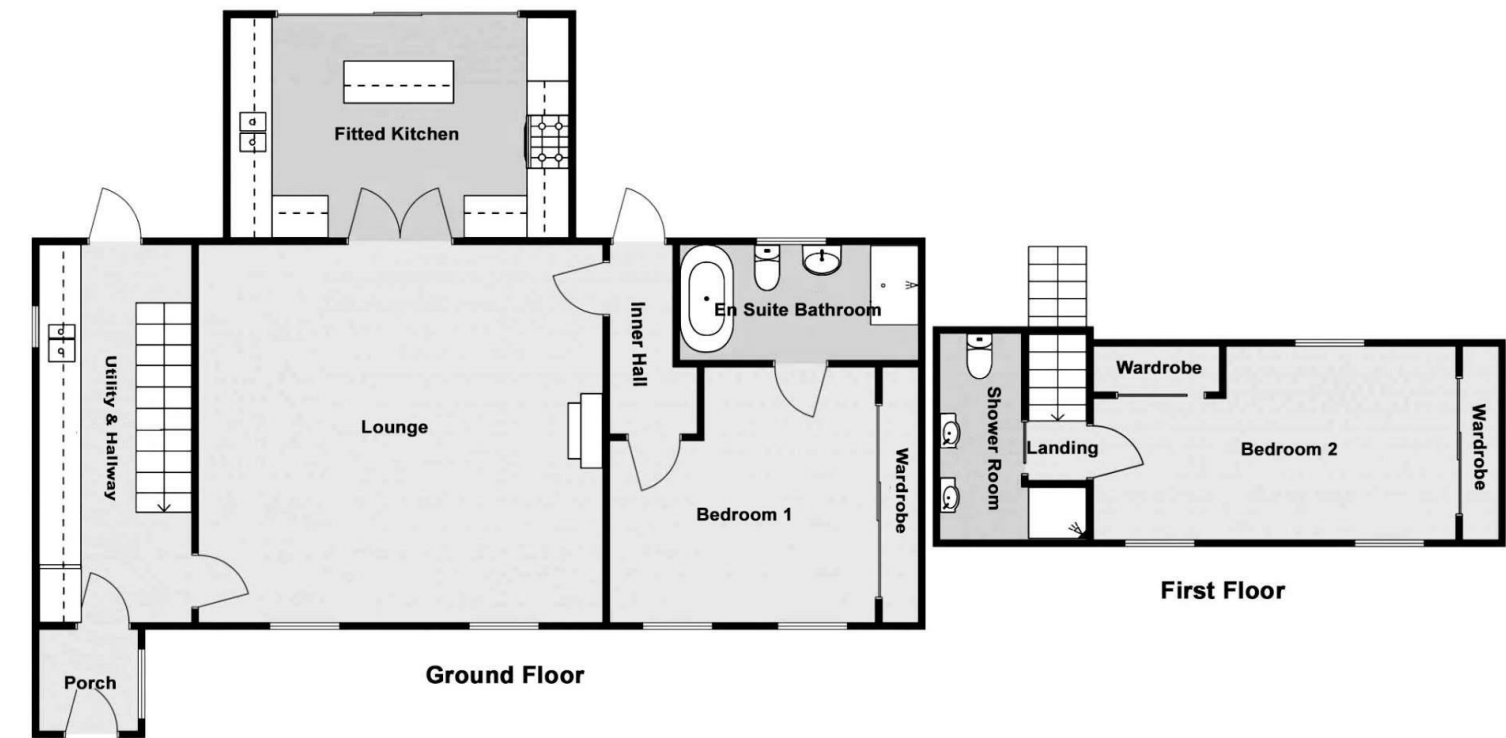
Ground Floor

Utility & Hallway; Large Lounge; Fitted Kitchen; Inner Hall; Double Bedroom; and a large En Suite Bathroom.

First Floor

Landing; Double bedroom; and a Shower Room.

In addition, the property benefits from off-road parking for up to four cars, a beautifully landscaped rear garden and an ARC monitored alarm.



Not to scale. For general guidance purposes onle and not to be taken as a statement of fact.

**Viewing is strictly by prior appointment via:
Allan Morris & Peace, Mid Worcestershire to South Birmingham Hub
Telephone: 0121 445 5209 or 01527 874646 or 01905 797755
or Email: ampsales@allan-morris.co.uk**

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.



The property more particularly comprises:

A stable door with a single glazed panel opening to the ENTRANCE PORCH having tiled flooring, a single glazed window to side, wall light point and an obscure single glazed door to:

HALLWAY & UTILITY ROOM 17'8" x 7'2" (5.38m x 2.18m)

(Measurements include units & stairs) having a range of contemporary base and wall units across one wall with concealed lighting over a worktop surface, single bowl/single drainer sink with a vegetable preparation bowl, concealed recesses for washing machine and tumble dryer and a large cloaks cupboard. Flagstone floor, double glazed stable door to the rear garden, double glazed window to side, radiator, stairs to first floor, door to living room, six inset ceiling spotlights and a cupboard housing the wall mounted 'Worcester' gas-fired combination boiler.

LIVING ROOM 19'0" x 17'9" (5.79m x 5.41m)

(Measurements include fireplace) having a fireplace with a flagstone hearth, two arched double glazed windows to front with fitted shutter blinds, two double glazed roof windows to rear, radiator, feature mirrored window to side, door to inner hall, t.v. aerial point, eight inset ceiling spotlights and twin single glazed French doors opening to:

FITTED KITCHEN 15'11" x 10'3" (4.85m x 3.12m)

(Measurements include units) having a range of base and wall units with concealed lighting over quartz worktop surfaces, floor level mood lighting, 'Belfast' sink, recess for dishwasher, recess for an 'American' style fridge/freezer and a recess for a range oven with a cookerhood over, and a matching island unit. Tiled flooring, floor level fan heater, double glazed window with bi-fold doors to the rear garden, sun reflective double glazed atrium roof window and twelve inset ceiling spotlights.

INNER HALL

Having an obscure double glazed door to the rear garden, door to the bedroom and an access hatch to the part boarded loft with light point.

BEDROOM ONE 14'10" x 11'3" (4.52m x 3.43m)

(Measurements include wardrobe & recess) having a wardrobe fitted across one wall with four sliding mirror doors, two double glazed arched windows to the front with fitted shutter blinds, feature mirrored window to side, four inset ceiling spotlights and a door to:

EN SUITE BATHROOM 11'2" x 5'5" (3.40m x 1.65m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin; 'ball & claw foot' bathtub with mixertap and handheld showerhead; and a large shower area with glass screen. Tiled walls and flooring, double glazed window to rear with fitted shutter blinds, chrome towel rail radiator, extractor fan and six inset ceiling spotlights.

From the utility hallway, the stairs with handrail and glass balustrade lead up to the FIRST FLOOR LANDING having doors to bedroom two and shower room and an inset ceiling spotlight.

BEDROOM TWO 19'0" x 9'1" (5.79m x 2.77m)

(Measurements include wardrobes) having two built-in wardrobes, both with two sliding mirror doors and a fitted shelving unit. Two double glazed windows to front, double glazed roof window to rear, radiator, four inset ceiling spotlights and an access hatch to the part boarded loft with light point.

SHOWER ROOM 9'2" x 3'10" < 6'10" (2.79m x 1.17m < 2.08m)

(Measurements include suite) having a suite comprising: a low flush w/c; twin wash hand basins set on a vanity unit; and a shower cubicle. Part tiled walls, double glazed window to front with fitted shutter blinds, chrome towel rail radiator, two inset ceiling spotlights and a low access door to a useful storage cupboard.

OUTSIDE

PARKING

The property benefits from an allocated area in the courtyard to the front, providing off-road parking for up to four cars side-by-side. To the front of the cottage there is an attractive feature well.

GARDEN

The property benefits from beautifully landscaped rear gardens, briefly comprising: a 'Rhino' composite decking terrace with ornate railings to the rear of the kitchen. The remainder of the garden is mostly laid to gravel with raised planters, a greenhouse and timber garden summer house.

GENERAL INFORMATION