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# Allan Morris

## estate agents



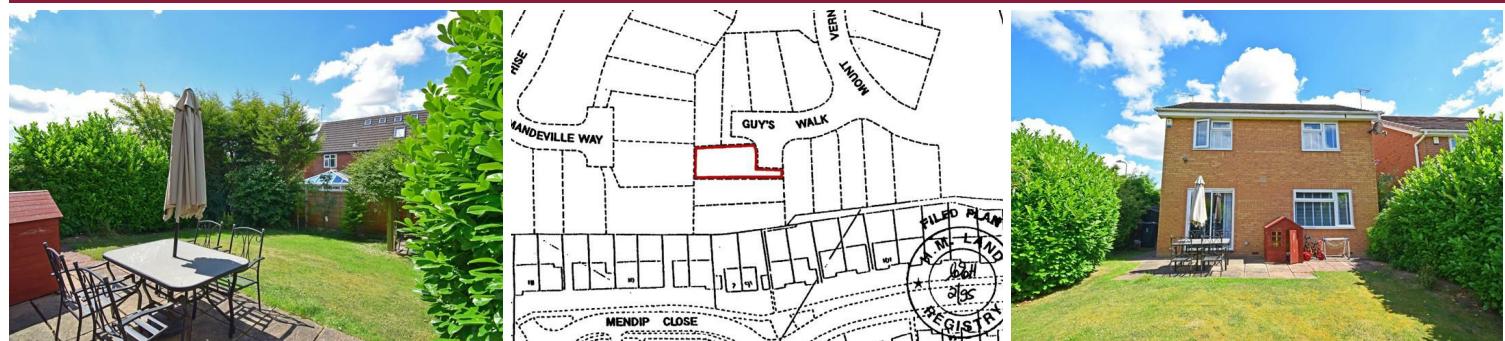
Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677

Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.



11 Guys Walk, Lea Park, Bromsgrove, Worcestershire B61 0BG

This detached family home occupies a good sized corner plot with a lovely south westerly facing rear garden. The house offers well appointed accommodation, including newly fitted kitchen, utility and family bathroom, with potential for extension to the side (subject to planning permission).



Price £400,000

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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
- Corner plot with space to extend
- Four bedrooms
- En suite shower room
- Newly fitted family bathroom

- Hallway
- Newly fitted kitchen & Utility
- Lounge & Dining room
- PVC double glazing & gas CH
- South westerly rear garden

The property more particularly comprises:

A canopy porch with a wall light point and a double glazed front door opening to the ENTRANCE PORCH having tiled flooring, ceiling light point and a glazed door opening to the RECEPTION HALL having doors to the kitchen, lounge and store room, tiled flooring, radiator, ceiling light point and a door to:

### CLOAKROOM

Having a white low flush w/c and wash hand basin, tiled dado and flooring, chrome towel rail radiator, extractor fan and ceiling light point.

### LOUNGE 13'11" x 12'3" (4.24m x 3.73m)

Having a feature fireplace with an electric fire, double glazed window to rear, laminate wood flooring, radiator, ceiling light point and an arch opening to:

### DINING ROOM 9'5" x 8'5" (2.87m x 2.57m)

(Measurements include door recess) having double glazed sliding patio door to rear garden, laminate wood flooring, radiator and ceiling light point.

### NEWLY FITTED KITCHEN 10'2" x 9'10" (3.10m x 3.00m)

(Measurement include units) having a newly fitted range of base and wall units with worktop surfaces, single bowl/single drainer sink with vegetable preparation bowl, recesses for 'American' style fridge/freezer and dishwasher, built-in electric oven and four ring ceramic hob with cooker hood over. Part tiled walls, tiled flooring, double glazed window to front, radiator, ceiling light point and door to:

### UTILITY ROOM 5'3" x 5'2" (1.60m x 1.57m)

(Measurements include units) having a base unit with worktop surface and recess for washing machine. Part tiled walls, tiled flooring, obscure double glazed door to side, radiator, ceiling light point and a wall mounted 'Potterton' boiler.

### STORE ROOM 9'7" x 7'11" (2.92m x 2.41m)

Having been partition from the original single garage, with a concrete base, door to hallway, light and power points and a cupboard built-in under the stairs. NOTE: The store room could be returned to a garage by removing the stud partition wall.

From the hall, the stairs with handrail lead up to the FIRST FLOOR LANDING, having an access hatch with a pull-down ladder to the part boarded loft with light point, built-in airing cupboard, obscure double glazed window to side and ceiling light point.

### BEDROOM ONE 13'5" x 11'10" (4.09m x 3.61m)

(Measurements include wardrobes & recess) having a five door wardrobe, double glazed window to rear, radiator, ceiling light point and a door to:

### EN SUITE SHOWER ROOM

Having a white suite comprising: a low flush w/c and wash hand basin set in a vanity unit; and a shower cubicle. Tiled walls and flooring, obscure double glazed window to side, towel rail radiator, inset mirror with vanity light over, extractor fan and ceiling light point.

### BEDROOM TWO 12'5" x 8'11" (3.78m x 2.72m)

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

### BEDROOM THREE 9'10" x 7'3" < 9'11" (3.00m x 2.21m < 3.02m)

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

### BEDROOM FOUR 7'9" x 6'9" (2.36m x 2.06m)

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

### NEWLY FITTED FAMILY BATHROOM 7'1" x 5'9" (2.16m x 1.75m)

(Measurements include suite) having a newly fitted white suite comprising: a low flush w/c; wash hand basin set on a cupboard unit; and a panelled bath with shower and screen over. Part tiled walls, tiled flooring, chrome towel rail radiator, obscure double glazed window to front, extractor fan and three inset ceiling spotlights.

### OUTSIDE

### SHORTENED GARAGE STORE 8'2" x 6'5" (2.49m x 1.96m)

(Door width 7'0" 2.13m) having a metal up-and-over door to front and concrete base.

### PARKING

To the front, the house and garage are approached over a tarmac drive providing off-road parking for up to two cars.

### GARDENS

The property stands in a lovely corner plot behind a lawned front garden. A gate opens to a wide area (9'6" 2.90m) along the side of the house providing space for extension (subject to planning permission) and opening on to the rear garden with a lovely south westerly aspect, having a paved patio across the rear of the house, beyond which is a lawn with mature shrubs.

### 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)

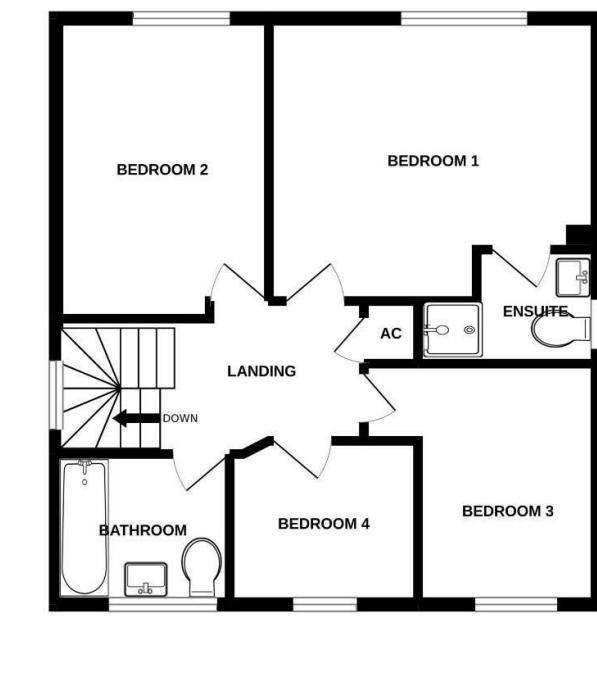
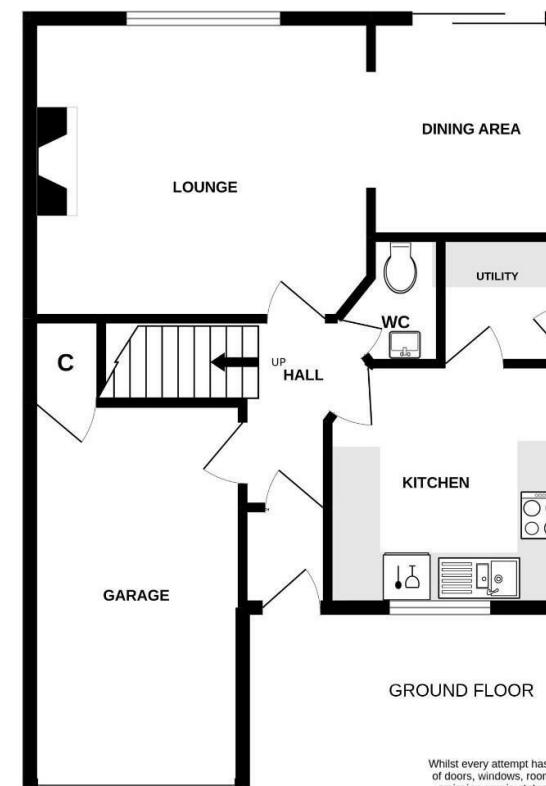
#### EPC RATING: D

(Energy Performance Certificate)

#### DIRECTIONS

From Bromsgrove town centre: take the B4091 Stourbridge Road. At the mini island proceed straight on, continuing along Stourbridge Road, then take the third turning on the right into Lea Park Rise. Take the second turning on the right into Mount Vernon Drive and then first right into Guys Walk, where the property will be found at the bottom of the cul-de-sac, as indicated by the agent's 'for sale' board.

AMP:2246/D1



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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