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# Allan Morris

## estate agents



16 Church Road, Bromsgrove, Worcestershire, B61 8QF

This spacious mid-terraced family home is situated in a desirable residential area, overlooking the churchyard, with good local amenities and within walking distance of the facilities of the town centre. The property benefits from a recently constructed drive for two cars, contemporary kitchen, large refurbished bathroom, PVC double glazing, gas-fired central heating and a private rear garden with a lovely westerly aspect.



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.



Price £265,000

[ampsales@allan-morris.co.uk](mailto:ampsales@allan-morris.co.uk)

01905 969659

0121 445 5209

01527 874646

[www.allan-morris.co.uk](http://www.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.



- **Spacious Mid-terraced house**
  - **1,000sqft, excluding conservatory**
  - **Planning permission for extension to rear**
  - **Three bedrooms**
  - **Refurbished bathroom with separate shower**
- **Lounge**
  - **Fitted kitchen & dining room**
  - **Covered passage/utility**
  - **PVC double glazing & Gas CH**
  - **Private westerly garden**

The property more particularly comprises:

A recently fitted double glazed front door opening to the RECEPTION HALLWAY having stairs to the first floor, glazed doors to the lounge and kitchen, an understairs cupboard, radiator and ceiling light point.

**LOUNGE 12'5" x 12'2" (3.78m x 3.71m)**

(Measurements exclude recess) having a double glazed window to the rear, radiator, t.v. aerial point and a ceiling light point.

**CONTEMPORARY FITTED KITCHEN & DINING ROOM 18'8" x 9'0" < 10'4" (5.69m x 2.74m < 3.15m)**

(Measurements include units) having a range of contemporary base and wall units with worktop surfaces, single bowl/single drainer sink with a vegetable preparation bowl having a waste disposal unit, integrated dishwasher and fridge, built-in electric oven and four ring electric hob. Part tiled walls, tile flooring, double glazed window to front, twin double glazed French door to the conservatory, radiator, a wall cupboard housing the 'Worcester' gas-fired combination boiler (installed in 2012), 12 inset ceiling spotlights and a recently fitted double glazed door opening to:

**COVERED PASSAGEWAY / UTILITY 19'3" x 4'0" (5.87m x 1.22m)**

Having plumbing for washing machine, space for an upright freezer, obscure double glazed doors to front and rear, light and power points.

**DOUBLE GLAZED CONSERVATORY 8'10" x 8'0" (2.69m x 2.44m)**

Having double glazed windows overlooking the rear garden, double glazed French door opening to the rear garden, tiled flooring, light and power points.

From the hallway, the stairs with balustrade lead up to the FIRST FLOOR LANDING having an access hatch to the loft, double glazed window overlooking the churchyard to the front, ceiling light point and a built-in airing cupboard having slatted shelving and a radiator.

**BEDROOM ONE 12'2" x 10'0" < 12'7" (3.71m x 3.05m < 3.84m)**

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

**BEDROOM TWO 12'8" x 8'8" (3.86m x 2.64m)**

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

**BEDROOM THREE 8'5" x 8'2" (2.57m x 2.49m)**

(Measurements include stairwell) having a double glazed window to front with a view over the churchyard, radiator and a ceiling light point.

**RECENTLY REFURBISHED BATHROOM 8'5" < 10'2" x 5'8" < 8'0" (2.57m < 3.10m x 1.73m < 2.44m)**

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with cupboard below; a large recessed shower cubicle; and a panelled bath with a mixer tap and handheld showerhead. Part tiled walls, two obscure double glazed windows to front, towel rail radiator and eight inset ceiling spotlights, one with an extractor fan.

**OUTSIDE**

**PARKING**

To the front of the house is a newly constructed gravel drive providing off-road parking for two cars side-by-side and to the rear of which is an outside power point.

**GARDEN**

The property benefits from a private rear garden with a lovely westerly aspect, comprising: a pave patio to the rear of the house with a mature tree, beyond which is a lawn with raised borders and a circular paved patio to the rear and garden shed.

**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: C**

(Energy Performance Certificate)

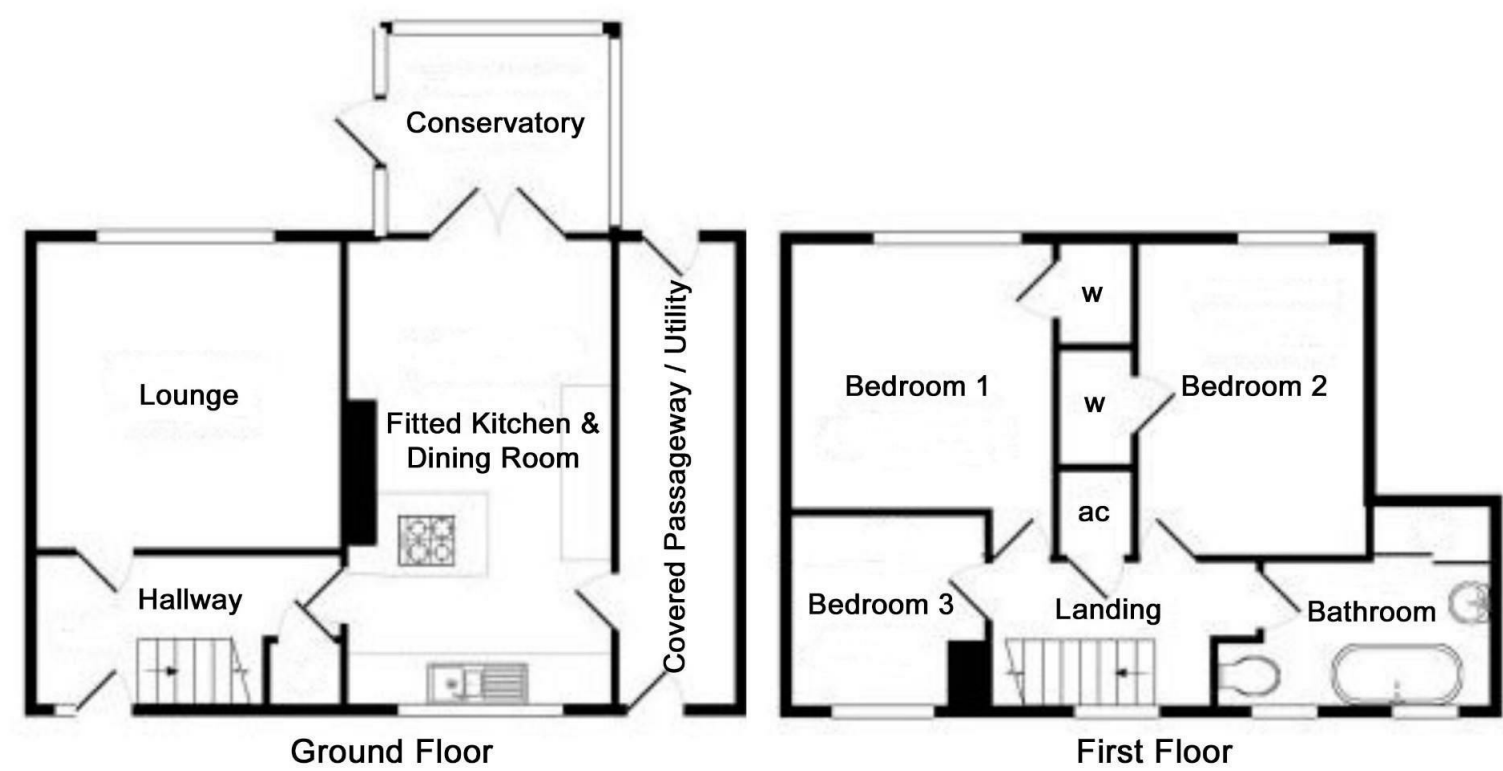
**DIRECTIONS**

From Bromsgrove town centre, take Kidderminster Road and turn first right into Church Lane, then first left into Church Road, where the property will be found on the left, towards the end of the road.

**PLANNING PERMISSION**

Planning permission was granted for a single storey extension to the rear on 5th November, 2020. Documents and plan can be viewed on the council's planning portal: <https://publicaccess.bromsgroveandredditch.gov.uk/online-applications/> using the application number 20/01005/FUL

AMP:2200/D1



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