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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.



9 The Grove, Studley, Warwickshire, B80 7QL

This end-terraced family home offers spacious and flexible accommodation of approximately 1,210sqft, excluding the garage and conservatory. The house is situated in a quiet cul-de-sac within walking distance of the Junior and High Schools, has private north westerly gardens and the potential for a ground floor annexe.



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Price £269,950
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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 family home
- Three bedrooms
- Bathroom & Separate toilet
- Reception hallway
- Through lounge

- Fitted kitchen
- Family room with Study off
- Large utility room
- Shower room
- Conservatory & Detached garage

The property more particularly comprises:

A canopy porch with an obscure double glazed front door opening to the RECEPTION HALLWAY having doors to lounge and kitchen, radiator, stairs to first floor, telephone point and a ceiling light point.

THROUGH LOUNGE 17'10" x 11'2" (5.44m x 3.40m)

(Measurements include chimney breast) having an 'Adam' style fireplace, double glazed window to front, radiator, serving hatch from kitchen, two ceiling light points and a double glazed window with a French door opening to:

DOUBLE GLAZED CONSERVATORY 9'2" x 9'2" (2.79m x 2.79m)

Having double glazed windows overlooking the rear garden and twin double glazed French doors to the rear garden.

FITTED KITCHEN 12'4" x 9'4" (3.76m x 2.84m)

(Measurements include units) having base and wall units with worktop surfaces, single bowl/single drainer sink with a vegetable preparation bowl, space for cooker, double glazed window to rear, doors to family room and utility room, radiator, part tiled walls, serving hatch to lounge and a ceiling light point.

FAMILY ROOM 23'6" x 9'2" (7.16m x 2.79m)

Having a double glazed window to front, radiator, t.v. aerial point, three wall light points, ceiling coving, two ceiling light points and an arch to:

STUDY 7'10" x 5'7" (2.39m x 1.70m)

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

UTILITY ROOM 9'0" x 7'11" (2.74m x 2.41m)

(Measurements include units) having base and wall units with a single bowl/single drainer sink and space for washing machine, dishwasher, tumble dryer, freezer and fridge. Double glazed windows to side and rear, double glazed door to the rear garden, tiled flooring, door to shower room, ceiling light point and an access hatch with pull-down ladder to the loft.

SHOWER ROOM 8'11" x 5'4" (2.72m x 1.63m)

(Measurements include suite) having a matching suite comprising: a low flush w/c; pedestal wash hand basin; and a large shower cubicle. Tiled walls and flooring, recess with fitted shelving, obscure double glazed window to rear, radiator, extractor fan, wall light point and three inset ceiling spotlights.

From the hallway, the stairs with handrail lead up to the FIRST FLOOR LANDING having an access hatch with a pull-down ladder to the loft, ceiling light point and a built-in cupboard housing the 'Worcester' gas-fired combination boiler, installed in June 2016.

BEDROOM ONE 11'2" x 10'5" (3.40m x 3.18m)

(Measurements include fitted wardrobe) having a fitted wardrobe with three sliding mirror doors, double glazed window to front, radiator, ceiling light point and a large built-in store cupboard.

BEDROOM TWO 11'9" x 9'1" (3.58m x 2.77m)

(Measurements include fitted units) having a double and a single wardrobe to either side of the bed space with cupboards and three inset spotlights over. Double glazed window to front, radiator, ceiling light point and a built-in wardrobe without doors.

BEDROOM THREE 8'3" x 7'2" (2.51m x 2.18m)

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

BATHROOM

Having a matching pedestal wash hand basin and a panelled bath with a shower over. Double glazed window to rear, radiator and a ceiling light point.

SEPARATE TOILET

Having a low flush w/c, obscure double glazed window to rear, radiator and a ceiling light point.

OUTSIDE

DETACHED PREFABRICATED GARAGE 15'6" x 8'0" (4.72m x 2.44m)

(Measurements exclude alcove) constructed from concrete panels with a corrugated roof that is likely to contain asbestos, the garage has a metal up-and-over door to the front, personnel door to side and an alcove with a double glazed window to side.

PARKING

There is parking in the courtyard to the front of the house on a first come, first served basis.

GARDEN

The house stands behind a lawn and paved front garden behind a low garden wall. A gate between the house and garage opens to the private rear garden with a pleasant north westerly aspect, comprising: a paved patio to the rear of the house and conservatory, with a water tap and a step up to a small patio to the rear of the garage, beyond which is a lawn with a pathway to the rear, where there is hardstanding for a garden shed.

GENERAL INFORMATION

AGENT'S NOTE

Please be aware that the property is being sold on behalf of a relative of a director of Allan Morris & Peace Limited.

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

(Stratford-upon-Avon District Council)

EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Studley village centre, take the A435 Alcester Road towards Alcester, take the third turning on the right into Toms Town Lane. At the end of the road bear left into Littlewood Green, then immediate right into Crooks Lane, then first left into The Grove, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2164/D1

