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Allan Morris

estate agents



16 Silverdale, Bromsgrove, Worcestershire, B61 8LD

This end-terraced family home is situated in an established residential area within walking distance of the popular local schools and facilities of the town centre. The house has PVC double glazing, gas-fired central heating, good off-road parking and a good sized private rear garden.



Price £245,000 'Vacant Possession & No Upward Chain'
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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**
- **Three bedrooms**
- **Bathroom**
- **Fitted kitchen**
- **Living room**
- **No upward chain**
- **Garage with inspection pit**
- **PVC double glazing**
- **Gas-fired central heating**
- **Private rear garden**

The property more particularly comprises:

A front door opening to the RECEPTION HALLWAY having two obscure double glazed windows to the side, radiator, glazed doors to the kitchen and living room, two built-in cupboards and two wall light points.

FITTED KITCHEN 10'1" x 15'11" x 6'1" x 9'4" (3.07m x 4.85m x 1.85m x 2.84m)

(Measurements include units) having a range of base and wall units with concealed lighting over worktop surfaces, single bowl/single drainer sink with a vegetable preparation bowl, recess for washing machine, integrated fridge and freezer, built-in electric oven and four ring ceramic hob with cookerhood over. Part tiled walls, double glazed window to front, radiator, telephone point and seven inset ceiling spotlights.

LIVING ROOM 14'3" x 17'5" x 12'4" (4.34m x 5.31m x 3.76m)

(Measurements include stairs & fireplace) having a brick feature fireplace, large double glazed picture window overlooking the rear garden, double glazed door to the rear garden, radiator, understairs cupboard, t.v. aerial point, ceiling coving, two wall light points, a ceiling light point and a glazed door to:

Stairs with handrails leading up to the FIRST FLOOR LANDING having an access hatch to the loft, ceiling light point and a built-in cupboard housing the 'Worcester' gas-fired combination boiler.

BEDROOM ONE 12'8" x 10'9" (3.86m x 3.28m)

Having a large double glazed window to the rear, radiator, t.v. aerial point, telephone point, ceiling coving and a ceiling light point.

BEDROOM TWO 11'1" x 9'9" x 10'8" (3.38m x 2.97m x 3.25m)

(Measurements include wardrobe) having a fitted wardrobe with three sliding doors, double glazed window to front, radiator, ceiling coving and a ceiling light point.

BEDROOM THREE 7'9" x 6'5" (2.36m x 1.96m)

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

BATHROOM 7'4" x 5'5" (2.24m x 1.65m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with a cupboard below; and a panelled bath with a shower and screen over. Tiled walls and flooring, obscure double glazed window to front, radiator and three inset ceiling spotlights.

OUTSIDE

GARAGE 16'0" x 7'5" x 7'9" (4.88m x 2.26m x 2.36m)

(Door width 7'0" 2.13m) having a metal up-and-over door to front, light and power points, water tap and a concrete base with an inspection pit.

PARKING

The house and garage are approached over a tarmac drive providing off-road parking for up to three cars.

GARDENS

The house stands behind a raised lawn, with established borders, along side the driveway. To the side of the front garden there is a paved pathway, shared with the neighbouring properties, leading to the side of the house, from which a shared grassed pathway with a gate leads along the side of the house to the rear, where double gates open to the private rear garden, comprising: a crazy paved patio across the rear of the house, with a low wall, beyond which is a lawn with established borders and a crazy paved pathway and steps leading around an ornamental pond and shrubbery to the rear, where there is a crazy paved terrace and large timber 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: C, with an improvement indicator
(Bromsgrove District Council)

EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre, take the B4091 Stourbridge Road. At the mini island, take the first exit into Santridge Lane, then first left into The Flats and then first right into Silverdale, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2192/D2

