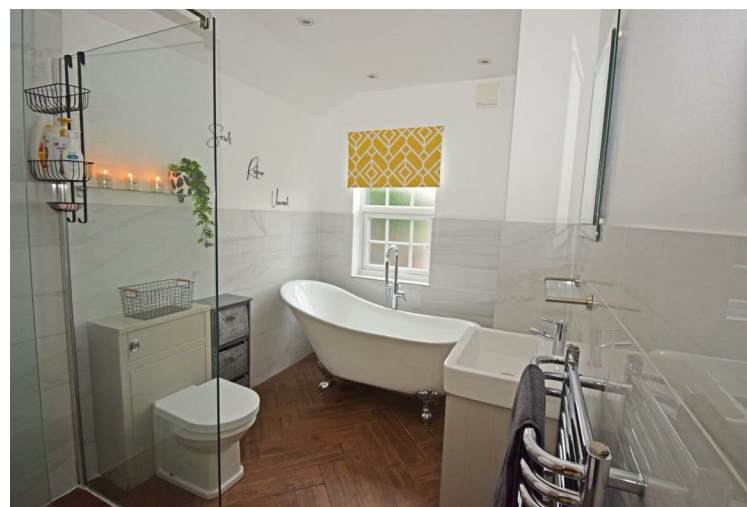
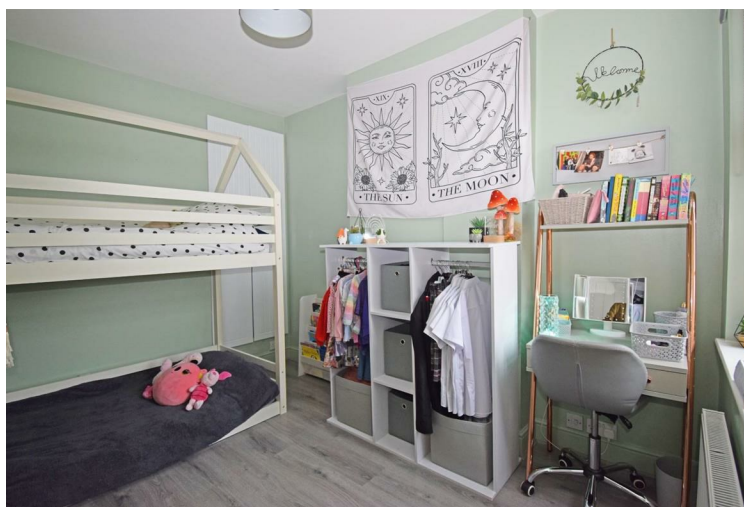


Network of prominent offices providing sales coverage for the following towns and surrounding villages:

Alcester; Alvechurch; Barnt Green; Bewdley; Birmingham (South); Bromsgrove; Chaddesley Corbett; Droitwich Spa; Evesham; Kidderminster; Malvern; Pershore; Redditch; Rubery; Stourport-on-Severn; Studley; Upton-on-Severn; Worcester



Allan Morris

estate agents



11A Brook Road, Bromsgrove, Worcestershire, B61 7DE

This freehold Edwardian end-terraced house is situated in a desirable residential with good local amenities and is within walking distance of the popular local schools and the facilities of the town centre.



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.



Offers over £270,000

ampsales@allan-morris.co.uk

01905 969659

0121 445 5209

01527 874646

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.



- Freehold Edwardian end-terraced house
- Two double bedrooms
- Large bathroom
- Lounge
- Family room
- Fitted kitchen with utility area
- Toilet
- PVC double glazing & Gas CH
- Westerly facing rear garden
- Off-road parking

The property more particularly comprises:

A canopy porch with a double glazed front door opening to:

LOUNGE 12'6" x 12'6" (3.81m x 3.81m)

(Measurements include fireplace & bay) having a feature fireplace with a gas fire, double glazed bay window to front, radiator, TV aerial point, telephone point, dado rail, ceiling coving, two inset ceiling spotlights, ceiling light point and a glazed door to:

FAMILY ROOM 12'6" x 11'5" < 14'4" (3.81m x 3.48m < 4.37m)

(Measurements include recesses) having a fireplace with a wood burning stove, twin double glazed French doors to the rear garden, stairs to the first floor, understairs cupboard, radiator, two inset ceiling spotlights ceiling light point and a door to:

FITTED KITCHEN 10'10" x 7'2" (3.30m x 2.18m)

(Measurements include units) having base and wall units with worktop surfaces, single bowl/single drainer sink, integrated dishwasher, recess for fridge/freezer, recess for washing machine, built-in electric oven and four ring gas hob with a cookerhood over. Part tiled walls, tiled flooring, double glazed window to side, ceiling light point and an opening to:

UTILITY AREA 5'2" x 3'0" (1.57m x 0.91m)

(Measurements includes units) having a worktop surface with space below for a tumble dryer and a wall cupboard over. Part tiled walls, tiled flooring, double glazed door to the rear garden, radiator, an inset ceiling spotlight and a door to:

TOILET 5'3" x 3'6" (1.60m x 1.07m)

(Measurements include suite) having a white low flush w/c and wash hand basin with tiled splashback. Tiled flooring, obscure double glazed window to rear, radiator, extractor fan, ceiling light point and a wall cupboard housing the 'Worcester' gas-fired combination boiler, installed in December 2013.

From the family room, the stairs with handrail lead up to the FIRST FLOOR LANDING having six inset ceiling spotlights and an access hatch with a pull-down ladder to the loft.

BEDROOM ONE 12'6" x 11'0" (3.81m x 3.35m)

(Measurements include recesses) having a double glazed window to front, radiator and ceiling light point.

BEDROOM TWO 11'2" x 9'1" (3.40m x 2.77m)

(Measurements include recesses) having a wardrobe with a ceiling light point built-in over the stairwell, double glazed window to rear, radiator, ceiling light point and a high level window to the landing.

LARGE BATHROOM 10'8" x 7'1" (3.25m x 2.16m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with a cupboard below; and a freestanding bathtub. A wetroom shower area with two glass screens, part tiled walls, tiled flooring, obscure double glazed window to rear, chrome towel rail radiator, extractor fan and eight inset ceiling spotlights.

OUTSIDE

PARKING

The house is approached over a gravel drive providing off-road parking for one car. At the side of the house, a gate opens to a pathway leading to the rear, which also provides pedestrian access to the rear of number 15.

GARDEN

The property benefits from a good sized rear garden with a lovely westerly aspect, comprising: a paved patio to the rear of the house, beyond which is a gravel patio and lawn, to the rear of which is a further gravel area with hardstanding for a 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)

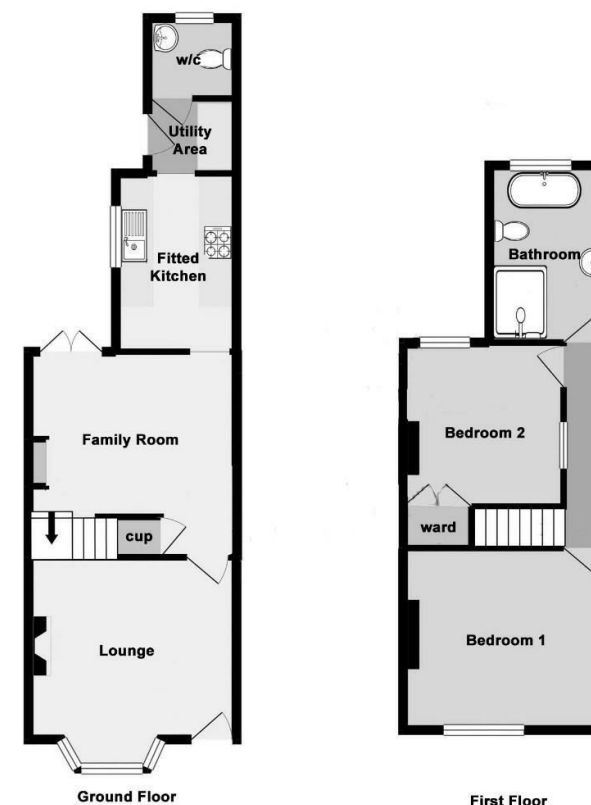
EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre: take Worcester Road and turn right into Ford Road. Proceed over the bridge and turn left into Brook Road, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2359/D1



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