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# Allan Morris

estate agents



34 Hillview Road, Rubery, Worcestershire, B45 9HH

This semi-detached family home is located in a desirable location within walking distance of the local schools and is convenient for commuting to Birmingham, the national motorway network and the facilities of Rubery, Birmingham Great Park and Longbridge.



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 £255,000 'No Onward Chain'

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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.



- Freehold semi-detached family home
- Three bedrooms
- Bathroom
- Hallway
- Lounge & Dining room
- Garden room
- Fitted kitchen & Utility room
- Garage & Off-road parking
- Double glazing & Gas CH
- Large private garden

### BATHROOM 9'0" x 5'6" (2.74m x 1.68m)

(Measurements include suite & cupboard) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with a shower over, that has been disconnected due to a leak on one of the pipes in the loft. Tiled walls, obscure double glazed window to the rear, radiator, ceiling light point and a cupboard housing the 'Worcester' gas-fired combination boiler, installed in 2016.

### OUTSIDE

### GARAGE/WORKSHOP 16'1" x 8'0" (4.90m x 2.44m)

(Door width 6'11" 2.11m) having a metal up-and-over door to shared drive to rear, door to the rear garden, small single glazed windows to both sides and a concrete base. There is a right of way over the the shared access drive to the rear, however, it is overgrown and would need to be cleared to be used.

### PARKING

To the front, the house is approached over a block paved drive providing off-road parking for up to two cars, behind a low wall and having three shrubbery beds. A block paved pathway with a gate leads along the side of the house to the rear.

### GARDEN

The property benefits from a long garden, comprising: a block paved terrace across the rear of the house, beyond which is a lawn with established beds and borders and a block paved pathway leading to a block paved patio to the rear and side of the garage/workshop. Between the utility room and garden room there is a narrow store with single glazed windows to the garden room.

### 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 Rubery centre: take New Road to the end and turn right into Whetty Bridge Road. Follow the road over the bridge across the dual carriageway and on into School Road. At the mini island take the first exit into Barrington Road, then take the second turning on the left into Hillview Road, where the property will be found on the right, as indicated by the agent's 'for sale' board.

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The property more particularly comprises:

A double glazed porch with a wall light point and an obscure single glazed front door to the RECEPTION HALLWAY having stairs to the first floor, an understairs cupboard, obscure double glazed window to side, radiator, arch to kitchen, telephone point, ceiling coving, ceiling light point and an obscure glazed door to:

### LOUNGE 16'1" x 9'11" (4.90m x 3.02m)

(Measurements include fireplace) having a fireplace with an electric fire, double glazed sliding door to garden room, radiator, t.v. aerial point, ceiling coving, two ceiling light points and obscure glazed double doors opening to:

### DINING ROOM 9'11" x 9'4" (3.02m x 2.84m)

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

### GARDEN ROOM 9'10" x 8'6" (3.00m x 2.59m)

Having single glazed windows to store to side, double glazed window with twin double glazed doors to the rear garden, light and power points.

### FITTED KITCHEN 11'8" x 5'10" (3.56m x 1.78m)

(Measurements include units) having base and wall units with worktop surfaces, breakfast bar, single bowl/single drainer, recesses for fridge and cooker. Part tiled walls, double glazed window to side, tiled floor, radiator, ceiling light point and an obscure glazed door with two steps down to:

### UTILITY ROOM 9'11" x 5'0" (3.02m x 1.52m)

(Measurements include units) having base and wall units with worktop surfaces and space for a washing machine. Double glazed window to rear, obscure single glazed door to side and a ceiling light point.

From the hallway, the stairs with balustrade and handrail lead up to the FIRST FLOOR LANDING having an obscure double glazed window to side, access hatch to the loft, ceiling coving and a ceiling light point.

### BEDROOM ONE 12'7" x 10'6" (3.84m x 3.20m)

(Measurements include chimney breast) having a double glazed window to the rear, radiator, telephone point, t.v. aerial point and a ceiling light point.

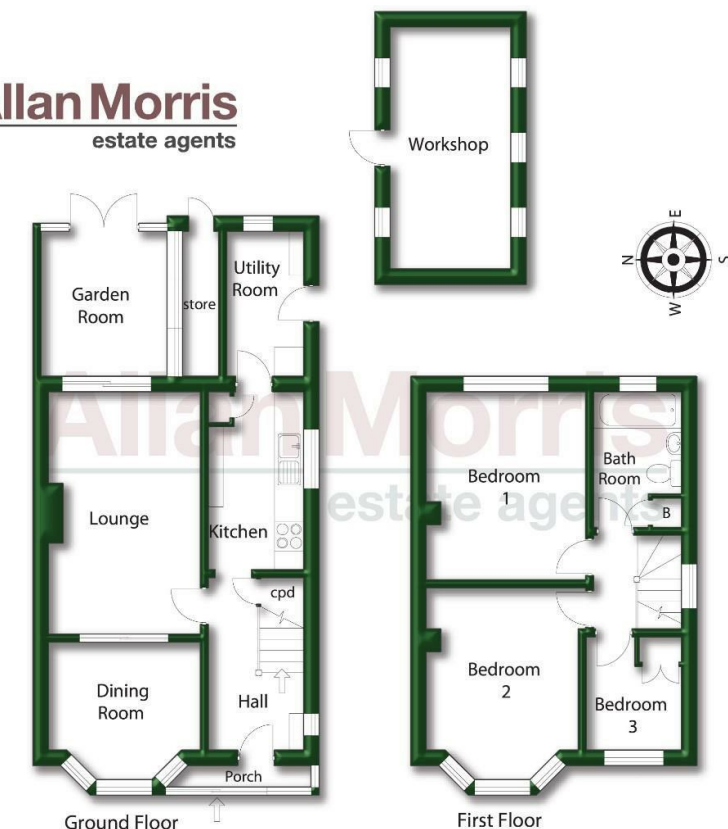
### BEDROOM TWO 13'5" x 9'6" (4.09m x 2.90m)

(Measurements include bay & chimney breast) having a double glazed bay window to front, radiator and a ceiling light point.

### BEDROOM THREE 8'1" x 6'6" (2.46m x 1.98m)

(Measurements include stairwell) having a double wardrobe built-in over the stairwell, double glazed window to the front, radiator and a ceiling light point.

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For illustrative purposes only. Not to scale.  
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