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# Allan Morris

estate agents



55 Fox Lane, Bromsgrove, Worcestershire, B61 7NJ

This mid-terraced family home is situated in an established residential area with walking distance of the popular local schools, Sanders Park and facilities of the town centre. The house is double glazed, with gas-fired central heating, offers well appointed accommodation, private westerly gardens and parking is available in the residents' carpark and service road to the rear.



Price £250,000 'Vacant & 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.



- Mid-terraced family home
- Three good sized bedrooms
- Family shower room
- Reception hall with Fitted cloakroom
- Lounge
- Dining room
- Fitted kitchen
- PVC double glazing
- Gas-fired central heating
- Private west south westerly garden

The property more particularly comprises:

An open porch with a double glazed front door opening to:

#### RECEPTION HALL 11'8" x 8'1" (3.56m x 2.46m)

(Measurements include stairs) having stairs to the first floor, doors to the kitchen, lounge and dining room, laminate wood flooring, radiator, ceiling light point and a door to:

#### FITTED CLOAKROOM

Having a white low flush w/c and wash hand basin. Tiled dado and flooring, obscure single glazed window to porch, radiator and a ceiling light point.

#### FITTED KITCHEN 11'0" x 8'4" (3.35m x 2.54m)

(Measurements include units) having a range of base and wall units with worktop surfaces, single bowl/single drainer sink with a vegetable preparation bowl, space for an upright fridge/freezer, recesses for washing machine and dishwasher or freezer, built-in double oven and four ring ceramic hob with a cookerhood over. Part tiled walls, tiled flooring, double glazed window to front, radiator, six inset ceiling spotlights and a cupboard housing the wall mounted 'Alpha' gas-fired combination boiler, installed in 2015.

#### LOUNGE 13'0" x 10'1" < 11'0" (3.96m x 3.07m < 3.35m)

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

#### DINING ROOM 10'2" x 9'0" (3.10m x 2.74m)

(Measurements include recesses) having twin double glazed French doors to the rear garden, laminate wood flooring, radiator and a ceiling light point.

From the hall, the stairs with handrail lead up to the FIRST FLOOR LANDING having a radiator, ceiling light point and an access hatch to the part boarded loft with a light point.

#### BEDROOM ONE 10'10" < 13'0" x 9'11" < 12'8" (3.30m < 3.96m x 3.02m < 3.86m)

(Measurements include wardrobes) having a deep built-in double wardrobe, a large corner wardrobe, double glazed window to the rear, radiator, t.v. aerial point and a ceiling light point.

#### BEDROOM TWO 12'9" x 8'2" (3.89m x 2.49m)

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

#### BEDROOM THREE 9'0" x 7'6" (2.74m x 2.29m)

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

#### FAMILY SHOWER ROOM 6'5" x 5'2" (1.96m x 1.57m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a shower cubicle. Part tiled walls, tiled flooring, obscure double glazed window to front, chrome towel rail radiator and three inset ceiling spotlights, one with extractor fan.

#### OUTSIDE

#### GARDENS

The house stands behind a gravelled front garden behind a wall with picket fencing and a picket gate. To the rear, the property benefits from a private garden with a lovely west south westerly aspect, comprising: a paved patio to the rear of the house, beyond which is a lawn with a gravelled path leading to the rear, where a gate opens to the service road beyond. At the side of the garden there are two brick built sheds.

#### SHED ONE 5'2" x 2'7" (1.57m x 0.79m)

Having a concrete base.

#### SHED TWO 6'10" x 5'1" (2.08m x 1.55m)

Having a single glazed window and concrete base.

#### PARKING

The property has no off-road or allocated parking. However, there is parking available in the resident's only carpark to the rear of the terrace on a first come first served basis, which is accessed via the service road to the rear. The current residents also park a car in the service road along side the fence to the rear of the garden.

#### 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)

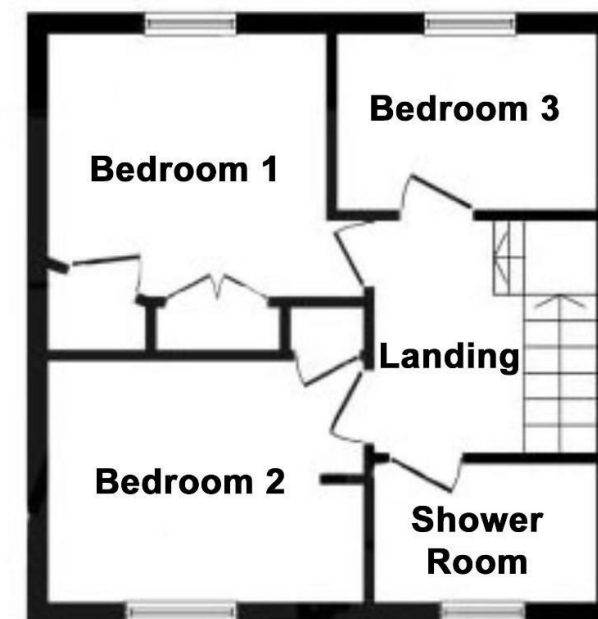
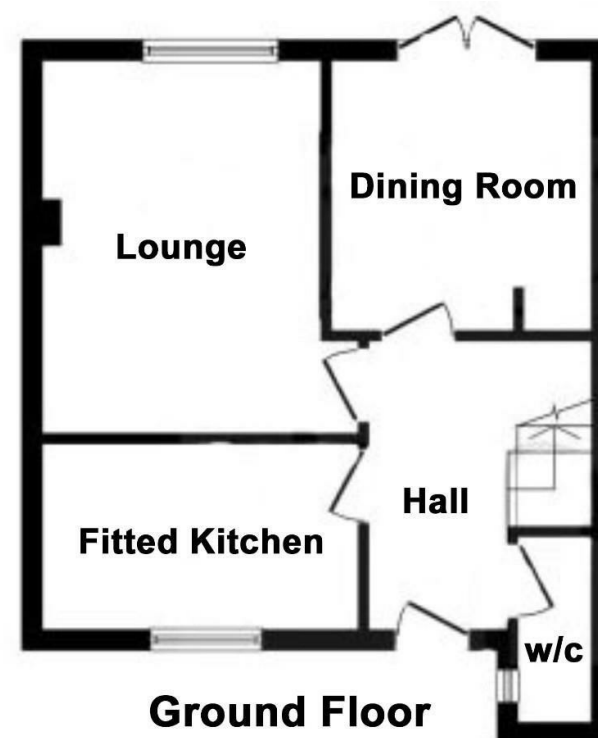
#### EPC RATING:

(Energy Performance Certificate)

#### DIRECTIONS

From Bromsgrove town centre, take Worcester Road past the entrance to Bromsgrove School, at the mini island take the second exit into Rock Hill, then take the third turning on the right into Fox Lane, where the property will be found towards the top of the hill on the left, as indicated by the 'for sale' board.

AMP:2203/D2



Ground Floor

First floor

Not to scale

For guidance purposes only and not to be taken as a statement of fact