



1 FINSTALL VALE, ALCESTER ROAD, FINSTALL, B60 1LG
OFFERS IN EXCESS OF £563,000 | EPC: E

Robert Oulsnam and Company
oulsnam





1 FINSTALL VALE, ALCESTER ROAD FINSTALL B60 1LG



A MOST IMPRESSIVE FIVE BEDROOM traditional attached residence dating back to circa 1830, offering outstanding original features and charm, with spacious accommodation set over three floors, married with a superb garden and having the benefit of off road parking. NO UPWARD CHAIN. There is also the option to purchase approx 1/3 acre of land close to the property. EP Rating:E

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Finstall is a well regarded village which lies on the outskirts of Bromsgrove Town Centre and within easy reach of Barnt Green Village. Bromsgrove itself offers a range of shopping, restaurant, leisure and high street facilities including the prestigious Bromsgrove School. There are excellent transport links thanks to both Aston Fields train station and Barnt Green train station in addition to the nearby motorway network. Finstall Park, the home ground of Bromsgrove RFC, can be found in the village along with Bromsgrove Cricket, Tennis and Hockey Club, and The Cross Inn public house.

This fine residence really does require viewing to appreciate the size and standard of accommodation on offer. It has been enjoyed as a family home by the current owners for around 30 years, and they have taken great care to ensure the period features and character of the property have been retained, whilst creating a home ideal for modern living.

The property briefly comprises;

- * Welcoming morning room enjoying views of the garden
- * Spacious hallway with Minton tiled floor
- * Light and airy sitting room with feature fireplace, bay window bringing in garden views, and additional side window
- * Fitted kitchen with integrated fridge/freezer, dishwasher, space for washing machine, Rangemaster oven, Belfast style sink
- * Impressive dining room with wood panelling, bay window bringing in garden views, spiral staircase to the cellar



- * Triple chambered cellar with window
- * Staircase to first and second floor with carved wood detailing
- * Bedroom one with full height bay window, feature fireplace, stripped wood flooring, en suite shower room
- * Bedroom two having built in wardrobes
- * Bedroom three with views over the garden
- * House bathroom having roll top Victorian style bath
- * Second floor landing with large walk in store room
- * Double guest bedroom
- * Double bedroom with eaves storage
- * Study with velux style window
- * Shower room with WC
- * Stunning garden providing year round interest thanks to the range of mature trees and shrubs, garden pond, patio adjoining the property, sun terrace, raised vegetable planters, gravelled driveway providing off road parking

GENERAL INFORMATION

The agent understands the property is freehold

All mains services are connected



Conservatory/Morning Room 17' 05" x 9' 09" (5.31m x 2.97m)
(max)

Hallway 15' 00" x 10' 01" (4.57m x 3.07m)

Sitting Room 19' 01" (into bay) x 14' 02" (5.82m x 4.32m)

Dining Room 19' 02" (into bay) x 10' 08" (5.84m x 3.25m)

Kitchen 11' 10" x 7' 06" (3.61m x 2.29m)

Cellar 18' 07" (max) x 18' 05" (5.66m x 5.61m)

First Floor Landing

Bedroom One 18' 07" (into bay) x 12' 02" (5.66m x 3.71m)

En Suite Shower 7' 02" (to cupboard) x 5' 05" (max) (2.18m x 1.65m)

Bedroom Two 14' 07" x 9' 08" (4.45m x 2.95m)

Bedroom Three 10' 11" x 9' 09" (3.33m x 2.97m)

Bathroom 9' 11" x 8' 03" (3.02m x 2.51m)

Second Floor Landing

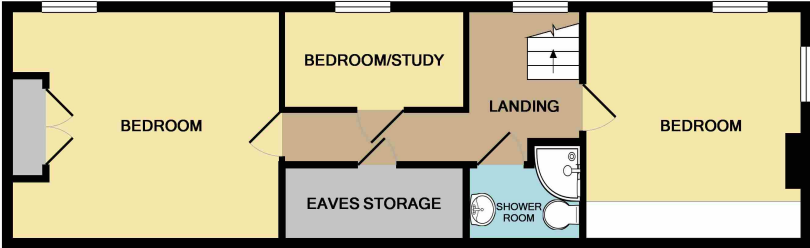
Bedroom Four 14' 02" x 12' 02" (max) (4.32m x 3.71m)

Shower Room 5' 08" x 5' 07" (into shower) (1.73m x 1.70m)

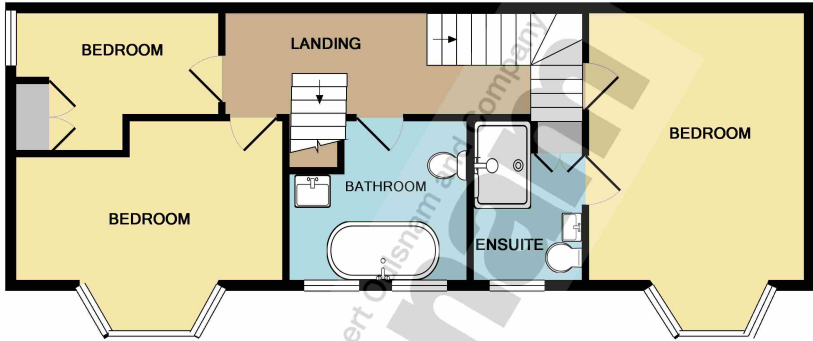
Store Room 10' 02" x 4' 03" (3.10m x 1.30m)

Study 10' 00" x 5' 11" (3.05m x 1.80m)

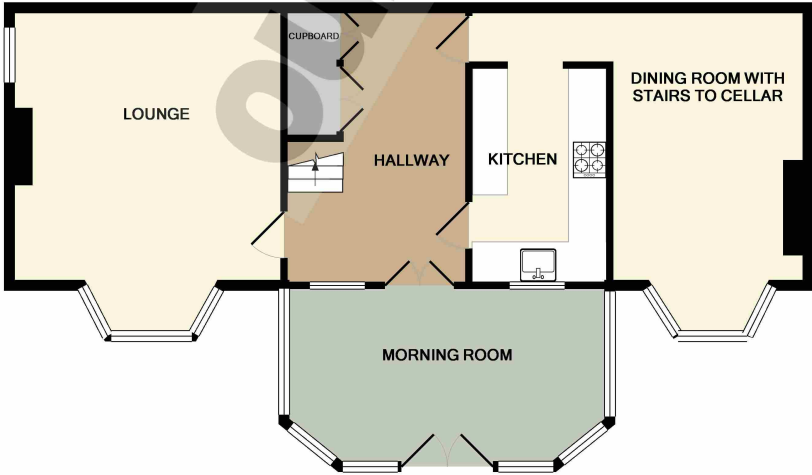
Bedroom Five 14' 05" (max) x 13' 11" (4.39m x 4.24m)



2ND FLOOR



1ST FLOOR



GROUND FLOOR



THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

Under the Money Laundering Regulations we are required to verify the identity of the buyer before accepting an offer.

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