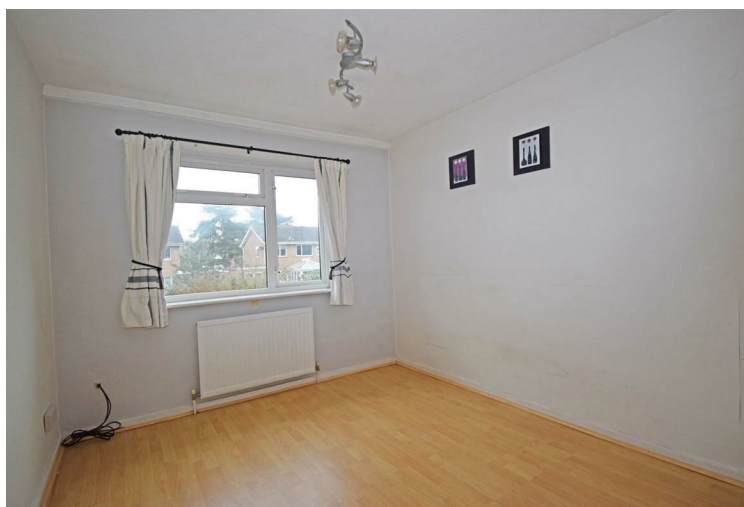


Network of prominent offices providing sales coverage for the following towns and surrounding villages:

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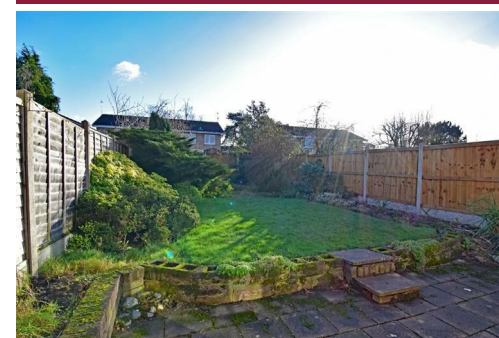
# Allan Morris

## estate agents



### 14 Granville Close, Harwood Park, Bromsgrove, Worcestershire, B60 2HG

This semi-detached family home is situated in one of the town's most desirable residential areas, within walking distance of the sort after local schools, facilities of the town centre and the railway station and amenities at Aston Fields. The house has PVC double glazing, gas-fired central heating, lovely southerly facing rear garden and extended accommodation of approximately 1,000sqft (excluding garage), that offers potential for further improvement.



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 £289,950 'Vacant & No Upward Chain'**

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**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.



- **Extended semi-detached family home**
- **Three good sized bedrooms**
- **Bathroom**
- **Hallway**
- **Lounge and Dining room**
- **Fitted kitchen**
- **PVC double glazing**
- **Gas-fired central heating**
- **Southerly facing rear garden**
- **Vacant possession**

The property more particularly comprises:

An open porch with a wall light point and a contemporary double glazed front door opening to the RECEPTION HALLWAY having stairs to the first floor, an obscure glazed door to the lounge, radiator, dado rail, telephone point, ceiling light point and a doorframe opening to:

**FITTED KITCHEN 11'9" x 6'9" (3.58m x 2.06m)**

(Measurements include units) having a range of base and wall units with worktop surfaces, single bowl/single drainer sink with a vegetable preparation bowl, recesses with fitted washing machine and fitted fridge freezer, built-in electric oven and four ring gas hob with cookerhood over. Part tiled walls, double glazed window to front, radiator and five inset ceiling spotlights.

**LOUNGE & DINING ROOM**

**LOUNGE 18'1" x 10'8" (5.51m x 3.25m)**

Having a feature fireplace with a tiled hearth and coal effect gas fire. A double glazed door to the rear garden, radiator, t.v. aerial point, ceiling coving, two wall light points and a wide arched opening to:

**DINING ROOM 11'4" x 9'2" (3.45m x 2.79m)**

(Measurements include recesses) having a large double glazed window with double French doors opening to the rear garden, double glazed window to side, radiator, ceiling coving and two wall light points.

From the hallway, the stair with handrail and half landing, lead up to the FIRST FLOOR LANDING having an access hatch to the loft, an obscure double glazed window to the side, ceiling light point and a built-in airing cupboard housing the lagged hot water cylinder.

**BEDROOM ONE 13'9" x 8'7" (4.19m x 2.62m)**

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

**BEDROOM TWO 10'8" x 9'2" (3.25m x 2.79m)**

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

**BEDROOM THREE 8'10" x 8'7" (2.69m x 2.62m)**

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

**BATHROOM 6'5" x 6'0" (1.96m x 1.83m)**

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with an electric shower over. Part tiled walls, an obscure double glazed window to front, radiator and a ceiling light point.

**OUTSIDE**

**GARAGE 12'11" < 15'8" x 7'4" < 8'1" (3.94m < 4.78m x 2.24m < 2.46m)**

(Measurements include boiler & meters)(Door width 7'0" 2.13m) having a metal up-and-over door to front, concrete base, light and power points and a wall mounted gas-fired boiler.

**PARKING**

The garage is approached over a paved and concrete drive, providing off-road parking for one car.

**GARDENS**

The house stands behind a lawn with a shrubbery bed. A paved pathway, with a gate, leads along the side to the rear, where the property benefits from a rear garden with a lovely southerly aspect and briefly comprises: a paved patio across the rear of the house with a low wall and two steps up to the lawn with established and well stocked shrubbery beds.

**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**

(Bromsgrove District Council)

**EPC RATING: D**

(Energy Performance Certificate)

**DIRECTIONS**

From Bromsgrove town centre, take New Road. At the traffic lights proceed straight on, continuing along New Road, then turn first left into Hartford Road. Follow the road around and take the second turning on the left into Chesworth Road, then first right into Granville Close, where the property will be found on the right, as indicated by the agent's 'for sale' board.

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