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# Allan Morris

estate agents



## Cornshire House, Elmbridge Lane, Elmbridge, Worcestershire, WR9 0NQ

This deceptively spacious attached cottage is situated in a desirable rural location with countryside views to front, side and rear. The house has been extended and modernised by the current owner to provide flexible and well appointed accommodation of approximately 1,750sqft plus a detached double garage.



Price £600,000

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Registered Office: 18 High Street, Bromsgrove, Worcestershire, B61 8HQ









## 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.

NOTE: The property is held in two titles, HW48542 and HW164786.

**COUNCIL TAX BAND: E**, with an improvement indicator  
(Wychavon District Council)

**EPC RATING: E**  
(Energy Performance Certificate)

### DIRECTIONS

From Bromsgrove town centre: take the A448 Kidderminster Road, proceed under the motorway bridge, continue along Kidderminster Road and take the fourth turning on the left into Clattercut Lane; take the third turning on the left into Elmbridge Lane, where the property will be found on the left, as indicated by the agent's 'for sale' board.

AMP:2229/D1

## Cornshire House Elmbridge Lane Elmbridge Worcestershire WR9 0NQ

### GENERAL DESCRIPTION

**This attached cottage is situated in a desirable rural location with lovely countryside views to the front, side and rear, The facilities of Bromsgrove, Droitwich and Kidderminster within a short car journey. The location is also convenient for the national motorway network and commuting to Birmingham, Worcester and The Black Country.**

**The current owner has extended and refurbished the house to provide spacious and flexible accommodation of approximately 1,750sqft,**

**comprising:**

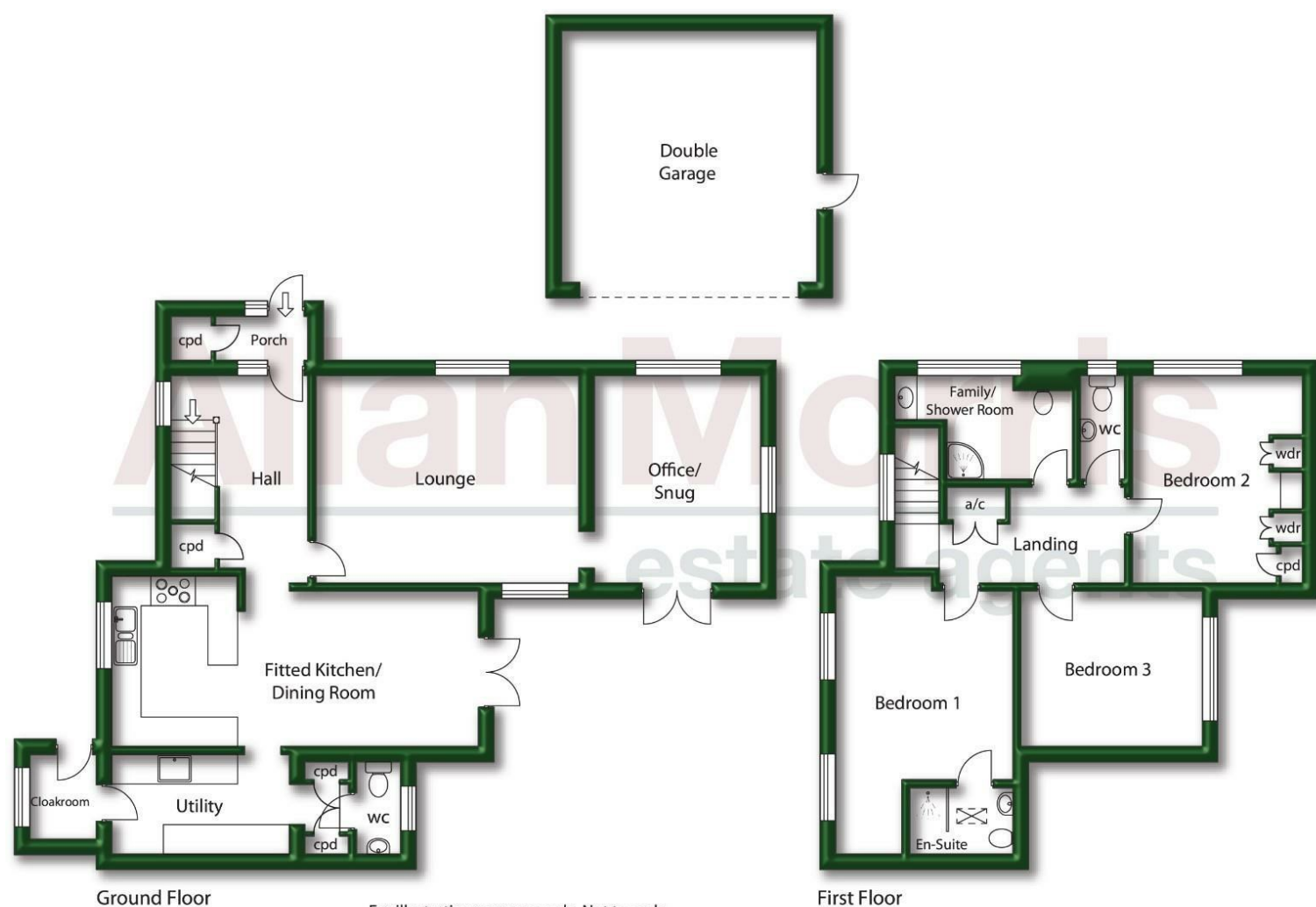
#### GROUND FLOOR

**A reception hall; lounge; office/snug; fitted kitchen & dining room; utility room; cloakroom; and a toilet.**

#### FIRST FLOOR

**A landing with a large airing cupboard; three double bedrooms; en suite shower room; family shower room; and a separate toilet.**

**In addition, the property benefits from a detached double garage, good off-road parking, PVC double glazing, oil-fired central heating and landscaped gardens with countryside views.**



Ground Floor

First Floor

For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com

**Viewing is strictly by prior appointment via:**  
**Allan Morris & Peace, Mid Worcestershire to South Birmingham Hub**  
**Telephone: 0121 445 5209 or 01527 874646 or 01905 797755**  
**or Email: [ampsales@allan-morris.co.uk](mailto:ampsales@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.



The property more particularly comprises:

An enclosed double glazed porch with an inset ceiling spotlight, a built-in cupboard housing the oil-fired combination boiler (installed in September 2013). From the porch, two doors with double glazed panels, embossed with a unique design including 'Cornshire House', open to:

#### **RECEPTION HALL 13'9" x 9'2" (4.19m x 2.79m)**

(Measurements include stairs and recess) having stairs to the first floor, an understairs cupboard, 'Karndean' flooring, double glazed window to front, an opening to the kitchen & dining room, radiator, ceiling light point and a glazed door to:

#### **LOUNGE 17'6" x 13'10" (5.33m x 4.22m)**

Having double glazed windows to both sides, radiator, t.v. aerial point, ceiling light point and an arch opening to:

#### **OFFICE / SNUG 13'8" x 11'2" (4.17m x 3.40m)**

Having a high vaulted ceiling with eight inset spotlights, double glazed windows to side and rear, twin double glazed French doors opening to the courtyard garden, radiator and 'Karndean' flooring.

#### **FITTED KITCHEN & DINING ROOM 24'9" x 10'4" < 11'0" (7.54m x 3.15m < 3.35m)**

(Measurements include units) having a range of base and wall units with worktop surfaces incorporating a breakfast bar, single bowl/single drainer sink, integrated dishwasher and full height larder fridge, and a recess with a fitted 'Rangemaster' range oven with cookerhood over. 'Karndean' flooring, double glazed window to front, twin double glazed French doors opening to the courtyard garden, radiator, three ceiling light points and an archway opening to:

#### **UTILITY ROOM 15'8" x 7'2" (4.78m x 2.18m)**

(Measurements include units & cupboards) having base and wall units that match the kitchen, single bowl sink, recesses for washing machine, tumble dryer and two freezers, glazed door to cloakroom, radiator, 'Karndean' flooring, two useful built-in store cupboards, three ceiling light points and a door to:

#### **TOILET**

Having a white low flush w/c and a wash hand basin set on a vanity unit, double glazed window to rear, radiator and a ceiling light point.

#### **CLOAKROOM 5'7" x 4'6" (1.70m x 1.37m)**

(Measurements include units) having fitted units with shelving, hanging rails and shoe racks, Double glazed window to front, door to the front garden, radiator, 'Karndean' flooring and a ceiling light point.

From the hall, stairs with handrails lead up to the FIRST FLOOR LANDING having a double glazed window to the front, radiator, ceiling light point and a large built-in airing cupboard with radiator, slatted shelving and double doors.

#### **BEDROOM ONE 13'9" < 18'9" x 11'4" (4.19m < 5.72m x 3.45m)**

Having two double glazed windows with lovely views over the countryside to the front, two radiators, door to the en suite and a vaulted ceiling with a double glazed roof window to the front, two expose beams and six inset spotlights.

#### **EN SUITE SHOWER ROOM 7'2" x 4'6" (2.18m x 1.37m)**

(Measurements include suite) having a white suite comprising: a low flush w/c and wash hand basin set in a vanity unit; and a large shower cubicle. Tiled walls, chrome towel rail radiator, double glazed roof window to rear and two inset ceiling spotlights, one with extractor fan.

#### **BEDROOM TWO 13'10" x 11'4" (4.22m x 3.45m)**

(Measurements include units) having fitted units comprising: a dressing table with a cupboard, mirror and two vanity lights over; two double wardrobes with cupboards over; and a cabinet. A double glazed dormer window with lovely views over the countryside to the side, radiator and a ceiling light point.

#### **BEDROOM THREE 12'4" x 10'5" (3.76m x 3.18m)**

Having a double glazed window with lovely views over the countryside to the rear, radiator and a ceiling light point.

#### **FAMILY SHOWER ROOM 8'9" < 12'1" x 6'11" (2.67m < 3.68m x 2.11m)**

(Measurements include suite & recess) having a white suite comprising: a low flush w/c; wash hand basin set in a vanity unit with a lit mirror over; and a corner shower cubicle. Tiled walls, double glazed dormer window to side, radiator, a chrome towel rail radiator and seven inset ceiling spotlights.

#### **OUTSIDE**

#### **DETACHED DOUBLE GAAGE 17'11" x 16'7" (5.46m x 5.05m)**

(Door width 16'5" 5.00m) having a remote controlled up-and-over door to the front, concrete base, door to side, light and power points.

#### **PARKING**

The house and garage are approached, via double gates, over a block paved drive providing off-road parking for up to five cars.

#### **GARDENS**

The property benefits from small beautifully landscaped gardens comprising: lawned gardens to the front and side of the house, behind garden walls, having established borders and countryside views to the front and rear. To the side there is a paved area with a TIMBER SUMMER HOUSE. From the lane, a picket gate opens to a further garden area to the side, providing useful storage space and having the inspection chamber for the private foul drainage tank. From the drive, a block paved pathway leads around the rear of the house to the block paved courtyard garden with raise borders and a covered barbeque area.