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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.



Allan Morris

estate agents



10 Sunnymead, off New Road, Bromsgrove, Worcestershire, B60 2JW

This semi-detached family home is situated within walking distance of the popular local schools, railway station and facilities of the town centre. The house has been extended by the current owners to provide accommodation of approximately 1,210sqft and benefits from private gardens with a lovely westerly aspect.



Price £400,000

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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.



- **Semi-detached family home**
 - **Four bedrooms**
 - **En suite shower room & Family bathroom**
 - **Reception hall with fitted cloakroom**
 - **Through lounge & Snug/office**
- **Fitted kitchen & dining room**
 - **PVC double glazing & gas CH**
 - **Private westerly facing garden**
 - **Off-road parking & Gated carport**
 - **Walking of Bromsgrove South High School**

The property more particularly comprises:

A composite double glazed front door opening to the RECEPTION HALLWAY having stairs to the first floor, doors to lounge, snug/office, and kitchen, radiator, large built-in cloaks cupboard, two ceiling light points and a door to:

FITTED CLOAKROOM

Having a white low flush w/c and wash hand basin with tiled splashback. Tiled flooring, obscure double glazed window to side, chrome towel rail radiator, extractor fan and a ceiling light point.

SNUG/OFFICE 10'0" x 7'9" (3.05m x 2.36m)

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

THROUGH LOUNGE 23'0" x 8'6" < 10'6" (7.01m x 2.59m < 3.20m)

(Measurements include recesses) having a stone feature fireplace with a solid fuel stove, large double glazed window to front, double glazed window with twin French doors to the rear garden, two radiators, two ceiling light points and a door to:

FITTED KITCHEN & DINING ROOM 18'6" x 10'3" < 11'8" (5.64m x 3.12m < 3.56m)

(Measurements include units) having a range of base and wall units with worktop surfaces, a single bowl/single drainer sink with vegetable preparation bowl, integrated dishwasher, freezer, fridge and washing machine, built-in electric oven and four ring gas hob with a cookerhood over. Part tiled walls, double glazed window to rear, twin double glazed French doors to the rear garden, double glazed door to side, understairs cupboard, two radiators, three ceiling light points and a cupboard housing the 'Baxi' gas-fired combination boiler, installed in December 2008.

From the hallway, the stairs with handrail lead up to the FIRST FLOOR LANDING having an access hatch to the second loft, ceiling light point and an access hatch with a pull-down ladder to the main boarded loft with light point.

BEDROOM ONE 11'0" < 12'2" x 11'8" (3.35m < 3.71m x 3.56m)

(Measurements exclude wardrobe) having a wardrobe built-in over the stairwell, a large double glazed window to the front, radiator, ceiling light point and a door to:

EN SUITE SHOWER ROOM 4'7" x 3'11" (1.40m x 1.19m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin; and a shower cubicle. Tiled walls, double glazed roof window to front, chrome towel rail radiator, ceiling light point and an inset ceiling spotlight with an extractor fan.

BEDROOM TWO 10'6" x 8'6" (3.20m x 2.59m)

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

BEDROOM THREE 11'3" x 7'11" (3.43m x 2.41m)

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

BEDROOM FOUR 7'11" x 7'9" < 10'10" (2.41m x 2.36m < 3.30m)

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

FAMILY BATHROOM 7'5" x 6'6" (2.26m x 1.98m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; panelled bath; and a corner shower cubicle. Part tiled walls, obscure double glazed window to rear, towel rail radiator, ceiling light point and an inset ceiling spotlight with extractor fan.

OUTSIDE

PARKING

The house is approached over a block paved drive providing off-road parking for up to four cars. Two gates to the side of the house open to a covered block paved area that could be utilised as a secure carport.

GARDEN

The house occupies a corner plot, standing behind lawns to both sides of the drive with mature trees and shrubs. Two gates open to a covered block paved area, which could be utilised as a carport or covered patio area. The patio opens into the rear garden having a lovely westerly aspect and comprising: a block paved patio across the rear of the house, with an ornamental fountain, beyond which is a lawn with raised borders. There is a 'Victorian' wall across the rear of the garden and a raised fruit and vegetable garden to the side, Along the side of the covered patio area there is a TIMBER WORKSHOP 16'8" x 10'10" (5.08m x 3.30m) (maximum measurements) having high double glazed windows to front and side, power points and doors to front and side.

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, with an improvement indicator

(Bromsgrove District Council)

EPC RATING: C

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre: take New Road and take the third turning on the right into Sunnymead, where the property will be found immediately on the rght, as indicated by the agent's 'for sale' board.

AMP:2313/D1

