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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



51 Birmingham Road, Bromsgrove, Worcestershire, B61 0DR

This freehold end terraced house offers well appointed and large than average accommodation of approximately 730sqft and is situated within walking distance of the facilities of the town centre, enjoying a private rear garden with a pleasant westerly aspect.



**Price £239,950 'Vacant & No Upward Chain'**

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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.



- **Freehold end-terraced house**
  - **Two bedrooms**
  - **Bathroom**
  - **Study**
  - **Shower room**
- **Through living room**
  - **Fitted breakfast kitchen**
  - **Partial triple glazing**
  - **Partial double glazing**
  - **Gas-fired central heating**

The property more particularly comprises:

Double glazed enclosed porch with inset ceiling spotlight and glazed double doors to the RECEPTION HALL having stairs to first floor, door to living room, radiator, ceiling coving, wall light point and a door to:

**STUDY 8'2" x 4'10" (2.49m x 1.47m)**

Having a triple glazed window to front, radiator, TV aerial point, telephone point, ceiling coving, ceiling light point and a door to:

**SHOWER ROOM 4'10" x 2'10" < 5'11" (1.47m x 0.86m < 1.80m)**

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with cupboard below and a lit vanity mirror over; and a shower cubicle. Tiled walls and flooring, obscure double glazed window to side, chrome towel rail radiator, access hatch to roof space, ceiling coving and three inset ceiling spotlights, one with extractor fan.

**THROUGH LIVING ROOM 20'2" x 8'3" < 11'5" (6.15m x 2.51m < 3.48m)**

(Measurements include recess and fireplace) having a fireplace with electric stove and feature lighting, triple glazed window to front, two radiators, TV aerial point, fibre optic internet point, double glazed sliding patio door to rear garden, ceiling coving, five wall light points, ceiling light point and a door to:

**FITTED BREAKFAST KITCHEN 12'0" x 8'6" < 11'5" (3.66m x 2.59m < 3.48m)**

(Measurements include units and recess) having a range of base and wall units with concealed lighting over worktop surfaces, single bowl/single drainer sink, recess with fitted dishwasher, recess with fitted washer dryer, recess with fitted fridge/freezer, built-in electric oven and built-in four ring gas hob with an integrated cooker hood over. Part tiled walls, 'Karndean' flooring, two double glazed windows to rear, TV aerial point, chrome towel rail radiator, telephone point; space for a small table, ceiling coving, two wall light points, four inset ceiling spotlights and an under stairs pantry with shelving, power points and a ceiling light point.

From the hall, the stairs with handrail lead up to the FIRST FLOOR LANDING having a triple glazed window to side, an access hatch to the loft, ceiling coving and ceiling light point.

**BEDROOM ONE 11'5" x 11'3" (3.48m x 3.43m)**

(Measurements include recesses) having a triple glazed window to front, radiator, TV aerial point, telephone point, ceiling coving, ceiling light point and a folding door to the STEP-IN CUPBOARD with shelving, hanging rail, ceiling light point and housing the wall mounted 'BAXI' combination boiler, installed under a ten year warranty from December 2021.

**BEDROOM TWO 8'8" x 8'3" (2.64m x 2.51m)**

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

**BATHROOM 6'0" x 5'8" (1.83m x 1.73m)**

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with mixer tap and hand held shower head. Tiled walls, 'Karndean' flooring, obscure double glazed window to rear, chrome towel rail radiator, ceiling coving and three inset ceiling spotlights, one with extractor fan.

**OUTSIDE**

**GARDENS**

The house stands back from the unadopted tarmac service road behind a gravelled front garden and is approached over a paved path. To the front of service road there is a further parcel of land with mature conifers, within which a space has been created for wheelie bins and there is a metal rail for chaining a motorbike or bicycle to. To the rear, the property benefits from a private rear garden with a pleasant westerly aspect that has been landscaped for ease of maintenance, comprising: a paved patio across the rear of the house with a water tap, power points and PIR spotlight. Beyond the patio the garden is laid to gravel with a variety of shrubs.

**PARKING**

There is currently no off-road parking, although there is ample space for two cars on the service road to the front of the house.

**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, with an improvement indicator**

(Bromsgrove District Council)

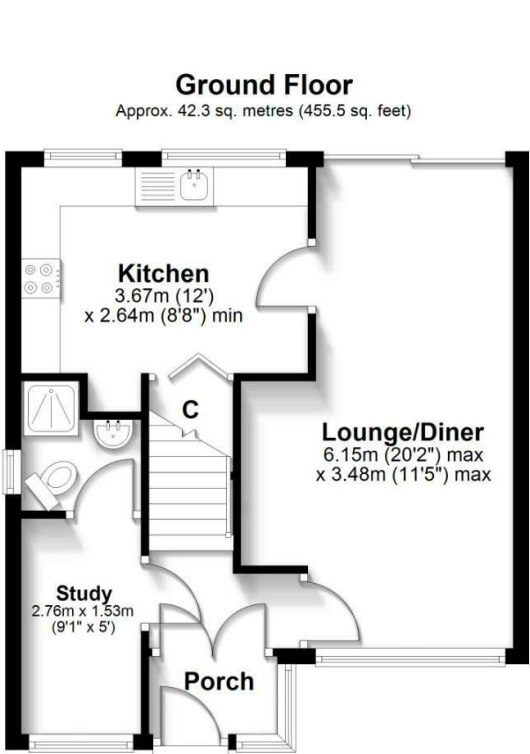
**EPC RATING: C**

(Energy Performance Certificate)

**DIRECTIONS**

From Stratford Road in Bromsgrove town centre: turn right at the traffic lights into Birmingham Road, proceed past Aldi and the first row of houses, then turn left into the service road and immediate left again, where the property is at the end of the service road, as indicated by the agent's 'for sale' board.

AMP:2467/D2



Total area: approx. 70.8 sq. metres (762.2 sq. feet)

