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# Allan Morris

estate agents



34 Shireland Lane  
Brockhill  
Redditch  
Worcestershire  
B97 6UB

Price: £195,000

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Redditch  
Worcestershire  
B97 6UB**

**Price: £195,000**

**A beautifully presented semi-detached property, nicely located in a cul-de-sac in Brockhill, Redditch. The property has a wonderful elevated landscaped garden with decking area, and is manageable for gardeners'. The home has a comfortable atmosphere and decorated tastefully throughout. Offering generous accommodation comprising:**

**Ground Floor**

**Entrance Hall with Cloakroom off; Lounge with bay window; open plan Kitchen with dining room and storage cupboard.**

**First Floor**

**Landing; Master Bedroom with dressing area entrance and En-suite Shower Room; Guest Bedroom and Bedroom three; House Bathroom.**

**Outside**

**There is parking to the front of the single garage, garden to front, rear garden which is not overlooked.**

**Viewing is strictly by prior appointment via the sole selling agents:  
Allan Morris & Burford, 292 Evesham Road, Redditch, B97 5EP.  
Telephone: (01527) 919819**

### 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 & Burford Limited.

Allan Morris & Burford 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 01527 919820.

**VIEWING** - By appointment with Redditch office at 292 Evesham Road, or telephone 01527 919819.

Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.

Wooden and glazed side door

**ENTRANCE HALL** having a staircase to first floor, laminate floor, single panel radiator, telephone point, ceiling light point, doors to lounge, kitchen/dining room.

**CLOAKROOM** having a white suite comprising: low flush wc., pedestal wash hand basin with splash back, single panel radiator, laminate floor, UPVC obscure glazed window to side, two spot lights.

**LOUNGE 13'3" x 12'7"** (4.02m x 3.84m) (into bay) having UPVC bay window to front, double -panel radiator and cover with additional double-panel radiator (without cover) Adam- style fire surround, coal -effect living flame gas fire, tv aerial point, coving and ceiling light point.

**KITCHEN/DINING ROOM 12'6" x 12'5"** (3.81m x 3.79m) having base and wall mounted units with work top surface and tiled splash back comprising: single bowl/drainage with mixer tap, space for washing machine and tumble dryer space, Belling electric oven and four ring gas hob, space for upright fridge freezer, laminate floor, part tiled walls, double panel radiator and cover, space for table, under stair cupboard, ten spot lights, UPVC window and door to rear garden.

### ON THE FIRST FLOOR

**LANDING** having UPVC window to side, access to loft space, ceiling light point, single panel radiator, Airing cupboard housing hot water tank.

**BEDROOM ONE** (3.81m x 2.91m) (excluding recess and dressing area) having UPVC window to front, single panel radiator, ceiling light point and dressing area with fitted wardrobe.

**EN-SUITE SHOWER ROOM** having white suite comprising: low flush wc., pedestal wash hand basin, recess for shower with mixer shower and bi-fold door and tiling behind, part tiled walls, single panel radiator, mirror to wall, UPVC obscure window side, extractor fan and two ceiling light points.

**BEDROOM TWO 12'3" x 8'10"** (3.72m x 2.69m) having UPVC window to rear, single panel radiator and ceiling light point.

**BEDROOM THREE 9'2" x 8'10"** (2.78m x 2.68m) having laminate floor, UPVC window to rear, ceiling light point and single panel radiator.

**BATHROOM** having a white suite comprising: low flush wc., pedestal wash with cupboard and towel rail under, panel bath with mixer tap and Grohe power-shower and screen, part tiled walls, UPVC obscure window to front, double panel radiator, extractor fan and three spot lights.

### OUTSIDE

**SINGLE GARAGE 16'11" x 8'8"** (5.14m x 2.64m) having metal up and over door, ceiling light point, power, door to rear garden, Potterton central heating boiler.

**FRONT** having a drive to the front of the single garage, stone area and path around the side to the pedestrian gate.

**REAR** The landscape garden is a joy, with decking area and a side gate to the front with storage space. There is access to the single garage, and log rolled edging with raised flower bed and side steps up to the lawn tier and further steps up to the lawned area and various shrubs and plants. A meandering stone path leads to the rear garden with mature tree and fencing to the sides and rear. Outside tap and PIR wall light.

### GENERAL INFORMATION

**TENURE** The vendor advises us that the property is **FREEHOLD**. Allan Morris & Burford 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.

AMRE: 0840/D3