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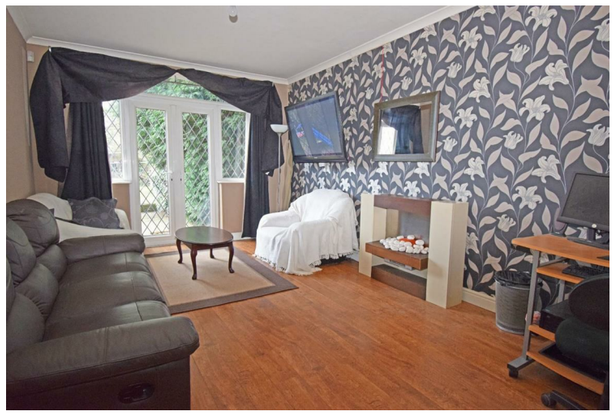

Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 6434677

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

The Property Ombudsman

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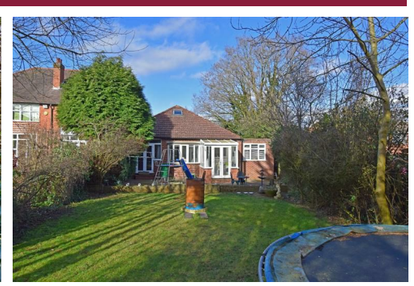
OnTheMarket.com

Allan Morris

estate agents

321 Rednal Road, Kings Norton, Birmingham B38 8EE

Spacious detached family bungalow with large private gardens and good off-road parking



Price £425,000

0121 445 5209

barntgreen@allan-morris.co.uk
87a Hewell Road, Barnt Green, B45 8NL

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 Barnt Green office at 87a Hewell Road, or telephone **0121 445 5209.**
Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.

The Property Ombudsman

- **Detached family bungalow**
- **Four bedrooms**
- **Bathroom with shower cubicle**
- **Hallway with toilet off**
- **Study**
- **Lounge**
- **Fitted kitchen & dining room**
- **Two undercroft garages**
- **PVC double glazing & gas CH**
- **Private garden with summer house**

The property more particularly comprises:

Steps from the driveway leading up to the front door opening to the ENTRANCE LOBBY having a double glazed window to the front, wall light point and a glazed door opening to the RECEPTION HALLWAY having doors to lounge, kitchen and bedrooms one and two, radiator, built-in cloaks cupboard, ceiling coving, two wall light points and an arch opening to the INNER HALLWAY having doors to bathroom, toilet and bedrooms three and four. Radiator, inset shelving, ceiling coving, access hatch to loft, two ceiling light points and a wide opening to:

STUDY 6'0" x 5'1" (1.83m x 1.55m)
Having fitted shelving, double glazed window to side, t.v. aerial point, ceiling coving and a ceiling light point.

LOUNGE 16'9" x 10'10" (5.11m x 3.30m)
Having a double glazed window to rear with twin double glazed French doors opening to the rear garden, radiator, t.v. aerial point, ceiling coving and a ceiling light point.

FITTED KITCHEN & DINING ROOM 16'3" x 10'0" < 12'2" (4.95m x 3.05m < 3.71m)
(Measurements include units) having base and wall units with worktop surfaces, single bowl/single drainer sink, integrated dishwasher and fridge/freezer, built-in four ring ceramic hob with integrated cookerhood over. Part tiled walls, double glazed bay window to rear, double glazed window to conservatory, two radiators, two ceiling light points and a double glazed door to:

DOUBLE GLAZED CONSERVATORY PORCH 7'0" x 6'10" (2.13m x 2.08m)
Having double glazed windows to both sides and rear, twin double glazed French doors to the rear garden, tiled flooring and a radiator.

BEDROOM ONE 12'1" x 11'6" (3.68m x 3.51m)
Having a double glazed window to front, radiator, t.v. aerial point and a ceiling light point.

BEDROOM TWO 11'0" x 10'0" (3.35m x 3.05m)
Having a double glazed window to front, radiator, ceiling coving and a ceiling light point.

BEDROOM THREE 11'2" x 8'4" (3.40m x 2.54m)
Having double glazed windows to front and side, radiaotr, ceiling coving and a ceiling light point.

BEDROOM FOUR 10'8" x 8'4" (3.25m x 2.54m)
Having a double glazed window to rear, radiator, ceiling coving and a ceiling light point.

TOILET
Having a white low flush w/c and a wash hand basin, obscure secondary glazed window to side, ceiling coving and a ceiling light point.

BATHROOM 8'8" x 6'5" (2.64m x 1.96m)
(Measurements include suite) having a white suite comprising: A low flush w/c; pedestal wash hand basin; panelled bath; and a separate shower cubicle. Part tiled walls, radiator, shaver point, extractor fan, ceiling coving and a ceiling light point.

OUTSIDE

UNDERCROFT GARAGES

GARAGE ONE 18'5" x 16'6" (5.61m x 5.03m)
(Measurements include recess) (Door width 6'8" 2.08m) having a metal up-and-over door to the front, concrete base, light and power points, a connecting door to garage two and an opening at the side to a STORAGE AREA 11'0" x 10'0" with a small opening to a further area at the rear.

GARAGE TWO 16'10" x 8'6" (5.13m x 2.59m)
(Door width 6'8" 2.08m) having a metal up-and-over door to front, concrete base, light pointand a wall mounted gas-fired boiler.

PARKING
The garages are approached over a tarmac drive providing off-road parking for several cars.

GARDENS
(Front) The property stands well back from the road behind mature shrubbery gardens to both sides of the drive, one of which has an attractive 'Victorian' lamp post. A gate opens to a pathway to the rear garden.
(Rear) The property benefits from good sized private rear garden comprising: A paved patio to the rear of the house, beyond which is a lawn bordered with mature trees and shrubs. At the rear there is a LARGE TIMBER SUMMER HOUSE/PLAYROOM 15'10" X 12'6" (4.72m x 3.81m).

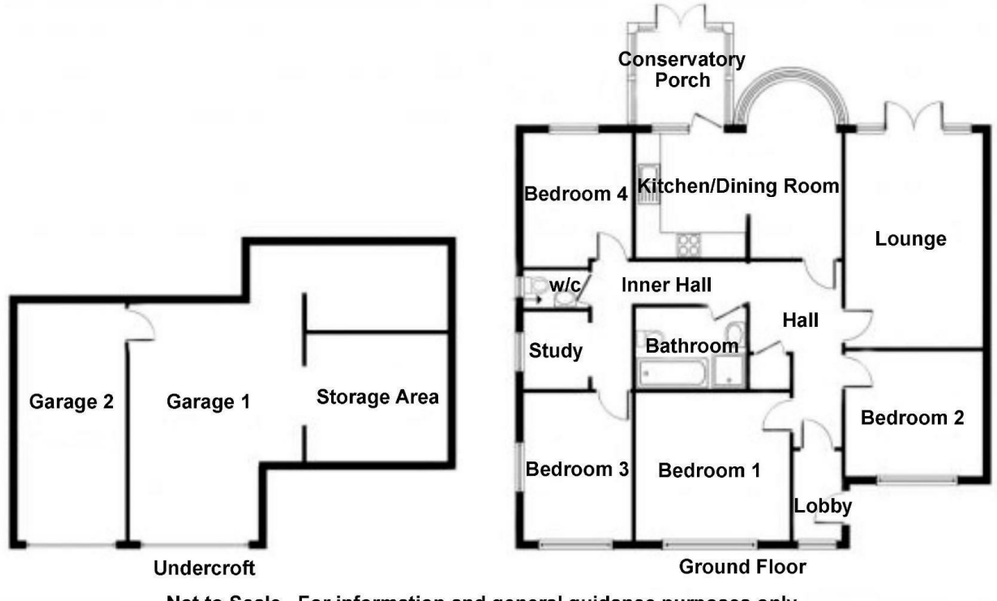
GENERAL INFORMATION

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: E
(Birmingham City Council)

EPC RATING: E
(Energy Performance Certificate)

AMPG:0665/D1



Not to Scale. For information and general guidance purposes only.