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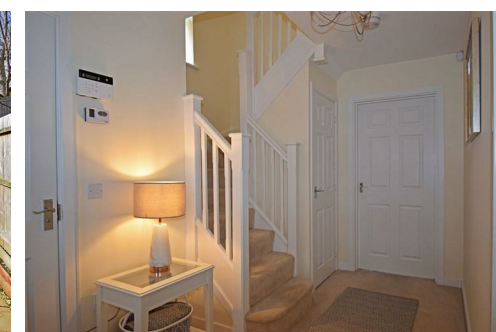
# Allan Morris

## estate agents



62 Fairey Street, Cofton Hackett, B45 8GW

A deceptively spacious detached family home with landscaped south westerly gardens



Price £350,000

0121 445 5209

barntgreen@allan-morris.co.uk  
87a Hewell Road, Barnt Green, B45 8NL [allan-morris.co.uk](http://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.



- **Detached family home**
  - **Four bedrooms**
  - **En-suite shower room**
  - **Family bathroom**
  - **Reception hall with fitted cloakroom**
- **Lounge**
  - **Fitted dining kitchen & family room**
  - **Gas CH & PVC double glazing**
  - **Garage & off-road parking**
  - **Private south westerly gardens**

The property more particularly comprises:

A canopy porch with a double glazed front door opening to the SPACIOUS RECEPTION HALLWAY 13'5" x 4'3" < 6'3" (4.09m x 1.30m < 1.91m) having stairs to the first floor, understairs cupboard, doors to lounge and kitchen, radiator, ceiling light point and a door to:

CLOAKROOM

Having a white low flush w/c and a pedestal wash hand basin with tiled splashback, obscure double glazed window, radiator and a ceiling light point.

LOUNGE 20'0" x 10'6" (6.10m x 3.20m)

(Measurements include bay) having a double glazed bay window to front, feature fireplace with an electric fire, t.v. aerial point, telephone point, radiator and a ceiling light point.

FITTED DINING KITCHEN & FAMILY ROOM 20'3" x 11'7" < 14'9" (6.17m x 3.53m < 4.50m)

(Measurements include units) having a range of base and wall units with worktop surfaces, single bowl/single drainer sink with a vegetable preparation bowl, recesses for dishwasher, washing machine and fridge/freezer and a built-in electric oven and four ring gas hob with an integrated cookerhood over. Tiled flooring, radiator, double glazed window to rear, double glazed window with twin French doors opening to the rear garden, two ceiling light points and a cupboard housing the gas-fired combination boiler.

From the hallway, the stairs with a double glazed window to the side and a balustrade lead up to the FIRST FLOOR LANDING having an access hatch to the loft, radiator, ceiling light point and a large built-in store cupboard.

BEDROOM ONE 10'10" x 9'10" < 15'4" (3.30m x 3.00m < 4.67m)

(Measurements include wardrobe) having a large built-in wardrobe with two sliding mirror doors, double glazed window to rear, radiator, ceiling light point and a door to:

EN-SUITE SHOWER ROOM 8'2" x 5'2" (2.49m x 1.57m)

(Measurements include suite & recesses) having a white suite comprising: A low flush w/c; pedestal wash hand basin; and a large shower cubicle. Part tiled walls, 'Karndean' flooring, obscure double glazed window, radiator, extractor fan and a ceiling light point.

BEDROOM TWO 10'11" x 10'1" < 13'2" (3.33m x 3.07m < 4.01m)

(Measurements include recess) having a double glazed window to front, radiator and a ceiling light point.

BEDROOM THREE 9'2" x 7'9" (2.79m x 2.36m)

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

BEDROOM FOUR 9'2" x 6'11" (2.79m x 2.11m)

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

FAMILY BATHROOM 7'0" x 5'6" (2.13m x 1.68m)

(Measurements include suite) having a white suite comprising: A low flush w/c; pedestal wash hand basin; and a panelled bath. Part tiled walls, 'Karndean' flooring, obscure double glazed window, radiator, extractor fan and a ceiling light point.

OUTSIDE

GARAGE 17'9" x 9'0" (5.41m x 2.74m)

(Door width 7'0" 2.13m) having a metal up-and-over door to front, obscure double glazed door to the rear garden, concrete base, light and power points.

To the front, the garage is approached over a tarmac driveway along the side of the house, providing off-road parking for two cars.

GARDENS

(Front) The house stands behind a small lawned front garden behind railings and is approached via a gate over paved steps.  
(Rear) The property benefits from private landscaped rear gardens with a lovely south westerly aspect, comprising: A large paved patio to the rear of the house with two steps up to the lawn with established borders to both sides and a large raised bed across the rear.

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

(Bromsgrove District Council)

EPC RATING: C

(Energy Performance Certificate)

DIRECTIONS

From the agent's Barnt Green office, turn right into Hewell Road, then left at the end of the road and proceed under the bridge into Kendal End Road. Follow the road on into Barnt Green Road. At the end of the road take the third island exit into Groveley Lane, then take the fifth turning on the right into East Works Drive, then first right into Fairy Street, where the property will be found on the right, as indicated by the agent's 'for sale' board.

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