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Allan Morris

estate agents



79 Dell Road, Stirchley, Birmingham, B30 2HX

A traditional semi-detached family home in an established residential area with good local amenities. The house has a kitchen extension to the rear and large garage/workshop to the side.



Price £229,950

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

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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 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.



- **Semi-detached family home**
- **Three bedrooms**
- **Refitted bathroom**
- **Hallway**
- **Lounge**
- **Fitted kitchen**
- **Fitted utility room**
- **Large garage/workshop**
- **PVC double glazing**
- **Gas-fired central heating**

The property more particularly comprises:

An enclosed double glazed porch with an obscure double glazed front door opening to the RECEPTION HALLWAY having stairs to the first floor, an understairs cloaks cupboard, telephone point, doors to lounge and utility room, dado rail, ceiling coving and a ceiling light point.

LOUNGE 24'0" x 11'0" (7.32m x 3.35m)

(Measurements include recesses & bay) having a feature fireplace with a coal effect gas fire, double glazed bay window to front, two radiators, t.v. aerial point, ceiling coving, two ceiling light points and two sliding glazed doors opening to:

FITTED KITCHEN 10'0" x 9'0" (3.05m x 2.74m)

(Measurements include units) having a range of base and wall units with concealed lighting over worktop surfaces, single bowl/single drainer sink with vegetable preparation bowl, recess for fridge, built-in electric oven and five ring gas hob with integrated cookerhood over. Part tiled walls, double glazed window to rear, ceiling coving and six inset ceiling spotlights.

UTILITY ROOM 7'5" x 5'9" (2.26m x 1.75m)

(Measurements include units) having base and wall units with worktop surfaces, single bowl/single drainer sink and recesses for washing machine and tumble dryer. Double glazed window to rear, wall mounted gas-fired combination boiler, obscure double glazed door to garage, ceiling coving and three inset ceiling spotlights.

From the hallway, the stairs with handrail and dado rail lead up to the FIRST FLOOR LANDING having an obscure double glazed window to side, ceiling coving and a ceiling light point.

BEDROOM ONE 13'0" x 11'0" (3.96m x 3.35m)

(Measurements include wardrobe, chimney breast & bay) having a wardrobe fitted across one wall with three sliding doors, double glazed bay window to front, radiator, dado rail, ceiling light point and an access hatch with a pull-down ladder to the part boarded loft with a light point.

BEDROOM TWO 11'0" x 11'0" (3.35m x 3.35m)

(Measurements include recesses & wardrobes) having two built-in wardrobes, double glazed window to rear, radiator, two inset ceiling spotlights and a ceiling light point.

BEDROOM THREE 7'2" x 5'7" (2.18m x 1.70m)

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

BATHROOM

Having a white suite comprising: a low flush w/c; wash hand basin with cupboard below; and a panelled bath with shower and screen over. Tiled walls, obscure double glazed window to side, radiator, extractor fan and three inset ceiling spotlights.

OUTSIDE

LARGE GARAGE & WORKSHOP 22'7" x 7'0" < 10'9" (6.88m x 2.13m < 3.28m)

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

PARKING

To the front, the house and garage are approached over a concrete and paved drive providing parking for two cars.

GARDENS

(Front) The house stands behind a lawn with established borders and there is a shrubbery bed to the side of the drives.

(Rear) The property benefits from a rear garden which has been landscaped for ease of maintenance.

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

(Birmingham City Council)

EPC RATING: tbc

(Energy Performance Certificate)

DIRECTIONS

From junction 2 of the M42 motorway, take the A441 towards Birmingham. At the next island turn right into the A441 Birmingham Road and proceed through Hopwood. At the next island take the second exit, continuing along the A441 and again at the next island. At the island at Kings Norton Green take the second exit, continuing along the A441 into Cotteridge. At the next two islands take the second exits and continue along the A441. Then take the third turning on the left into Dell Road, where the property will be found on the left, as indicated by the agent's 'for sale' board.

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