

Network of prominent offices providing sales coverage for the following towns and surrounding villages:

Alcester; Alvechurch; Barnt Green; Bewdley; Birmingham (South); Bromsgrove; Chaddesley Corbett; Droitwich Spa; Evesham; Kidderminster; Malvern; Pershore; Redditch; Rubery; Stourport-on-Severn; Studley; Upton-on-Severn; Worcester



Allan Morris

estate agents



Wellington Lodge, 10 Chancery Mews, Old Station Road, Bromsgrove, B60 2DH

This detached town house is situated in a desirable residential area within walking distance of the facilities of the town centre, Bromsgrove Public School, the railway station and popular local state schools. The house offers spacious accommodation and a private walled courtyard garden.



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.



Price £357,500

ampsales@allan-morris.co.uk

01905 969659

0121 445 5209

01527 874646

www.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 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.



- Detached town house
- Three double bedrooms
- En suite bathroom
- Two en suite shower rooms
- First floor lounge
- Reception hall with fitted cloakroom
- Fitted kitchen & dining room
- Utility room
- Integral garage
- Walled courtyard garden

The property more particularly comprises:

A small gated courtyard with a canopy porch and double glazed front door opening to the RECEPTION HALL having stairs to the first floor, doors to garage and kitchen, tiled flooring, radiator, ceiling light point and a door to:

FITTED CLOAKROOM

Having a white low flush w/c and wash hand basin with tiled splashback and a cupboard below. Tiled flooring, radiator, extractor fan and a ceiling light point.

FITTED KITCHEN & DINING ROOM 15'9" x 16'1" x 14'10" (4.80m x 4.90m x 4.52m)

(Measurements include units) having a range of base and wall units with concealed lighting over worktop surfaces, single bowl/single drainer sink with a vegetable preparation bowl, integrated dishwasher and fridge/freezer, built-in electric oven and induction hob with cookerhood over and a matching island unit. Part tiled walls, tiled flooring, two double glazed windows to the front, double glazed window to side, twin double glazed doors to the garden, two radiators, t.v. aerial point, telephone point, eight inset ceiling spotlights, ceiling light point and a door to:

UTILITY ROOM 7'0" x 5'11" (2.13m x 1.80m)

(Measurements include units) having a base unit with worktop surfaces, single bowl/single drainer sink, shelving over and space below for washing machine and tumble dryer. Part tiled walls, tiled flooring, extractor fan, radiator and a ceiling light point.

From the hall, the stairs with balustrade lead up to the FIRST FLOOR LANDING having stairs to the second floor, double glazed window to rear, doors to lounge and bedroom three, radiator, two ceiling light points and a door opening to the JULIET BALCONY to the front.

LOUNGE 15'9" x 16'1" x 15'0" (4.80m x 4.90m x 4.57m)

(Measurements include unit & recesses) having a feature fireplace with a coal effect gas fire, a large bespoke cabinet with display shelving, double glazed window to front, two double glazed windows to side, laminate wood flooring, two radiators, t.v. aerial point, telephone point, dado rail, four wall light points and a double glazed door opening to the JULIET BALCONY to the front.

BEDROOM THREE 9'4" x 9'2" (2.84m x 2.79m)

(Measurements exclude wardrobes) having two built-in wardrobes, double glazed window to front, radiator, ceiling light point and a door to:

EN SUITE SHOWER ROOM 9'2" x 3'11" x 6'2" (2.79m x 1.19m x 1.88m)

(Measurement s include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin with a vanity light and shaver point over; and a shower cubicle. Part tiled walls, obscure double glazed window to rear, radiator, extractor fan and three inset ceiling spotlights.

From the landing, stairs with a balustrade lead up to the SECOND FLOOR LANDING having a built-in linen cupboard, double glazed roof window to rear and a ceiling light point.

BEDROOM ONE 15'9" x 9'10" x 12'0" (4.80m x 3.00m x 3.66m)

(Measurements include wardrobes) having two built-in wardrobes, double glazed window to front, two double glazed windows to side, radiator, two ceiling light points and a door to:

EN SUITE BATHROOM 6'6" x 9'3" x 6'0" x 8'2" (1.98m x 2.82m x 1.83m x 2.49m)

(Measurement s include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin with a vanity light over; panelled bath with a mixer tap & showerhead fitting; and a shower cubicle. Part tiled walls, radiator, extractor fan and five inset ceiling spotlights.

BEDROOM TWO 11'2" x 15'9" x 9'3" (3.40m x 4.80m x 2.82m)

(Measurement s include wardrobe) having a built-in wardrobe, double glazed window to front, radiator, ceiling light point and a door to:

EN SUITE SHOWER ROOM 6'5" x 9'4" x 4'7" x 5'6" (1.96m x 2.84m x 1.40m x 1.68m)

(Measurement s include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin with a vanity light and shaver point over; and a shower cubicle. Part tiled walls, obscure double glazed window to front, radiator, extractor fan and three inset ceiling spotlights.

OUTSIDE

GARAGE 16'2" x 8'2" x 8'10" (4.93m x 2.49m x 2.69m)

(Door width 7'0" 2.13m) having a metal up-and-over door to front, concrete base, low door to an understairs cupboard, light and power points and a wall mounted 'Worcester' gas-fired combination boiler.

To the front, the house and garage are approached, via ornate double gates over a small block paved courtyard, from which ornate double gates open to the front and side gardens.

GARDENS & PARKING

The house stands behind a walled and paved front garden which opens into the private walled side garden with a paved patio and well stocked shrubbery bed, beyond which is a large block paved area, with double gates opening to the road, which can be utilised as patio and/or parking for one vehicle.

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.

MANAGEMENT COMPANY & SERVICE CHARGE

The sellers inform us that there is a self-governed management company, Crescent Chancery Management Ltd, and an annual service charge which is currently £75.00. 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: D

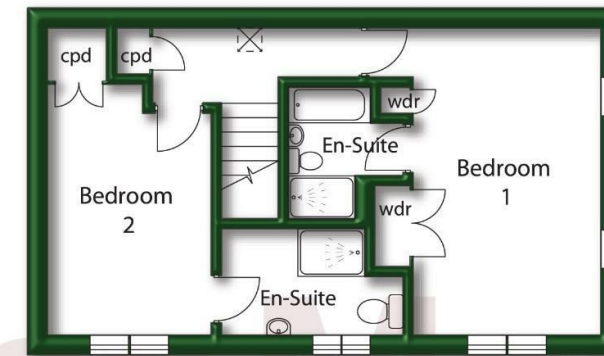
(Energy Performance Certificate)

DIRECTIONS

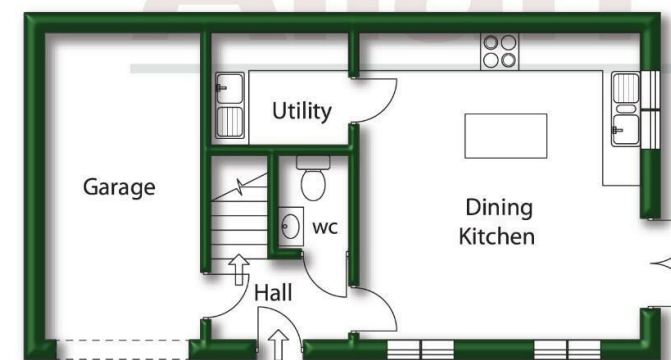
From Bromsgrove town centre, take New Road and take the second turning on the right into The Crescent. Take the first left, continuing along The Crescent, where the property will be found at the end of the road on the right, as indicated by the agent's 'for sale' board.

AMP: /D1

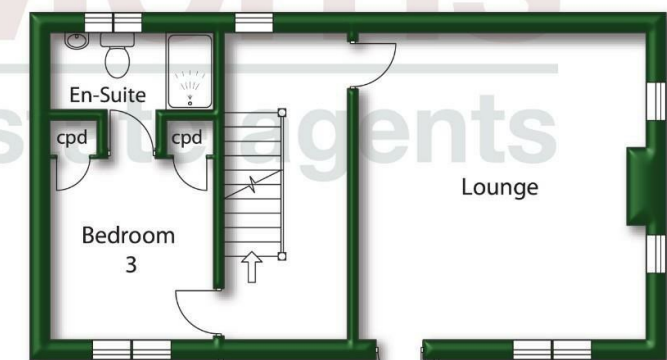
Allan Morris
estate agents



Second Floor



Ground Floor



First Floor