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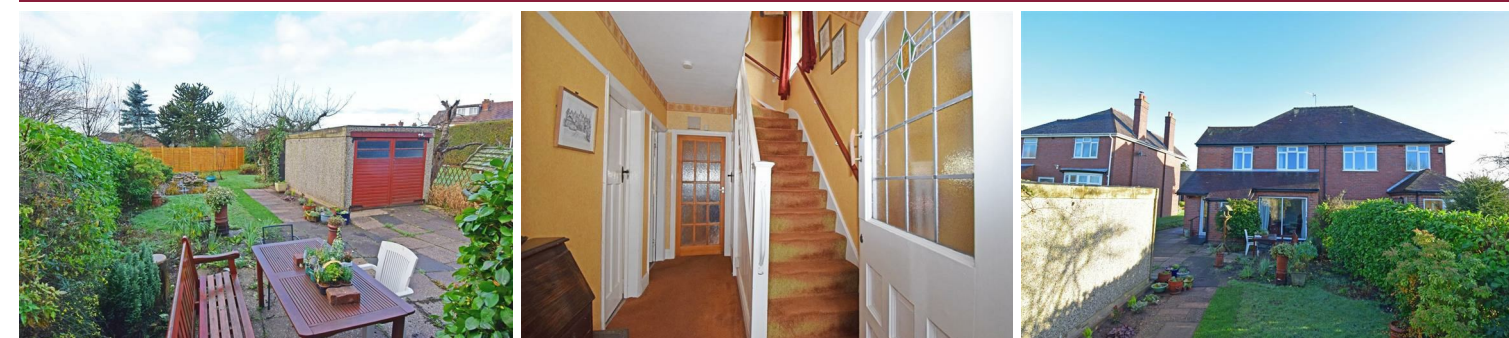
Allan Morris

estate agents



49 Santridge Lane, Bromsgrove, Worcestershire, B61 8JZ

This traditional semi-detached family home is situated in a desirable residential area with good local amenities, benefits from private gardens with a lovely westerly aspect and offers excellent potential for extension and modernisation.



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 £299,950 'No Upward Chain'

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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 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.



- Semi-detached family home
- Three double bedrooms
- Bathroom
- Reception hallway
- Lounge
- Dining room
- Kitchen
- Detached garage
- Electric storage heating
- PVC double glazing

The property more particularly comprises:

An enclosed porch with a front door, having a leaded and stained glass panel, opening to the RECEPTION HALLWAY having stairs to the first floor, doors to lounge, dining room and kitchen, storage heater, picture rail, ceiling light point and an understairs pantry with an obscure double glazed window to side.

DINING ROOM 13'3" x 11'0" (4.04m x 3.35m)

(Measurements include bay & recesses) having an open fireplace with a tiled hearth and surround, double glazed bay window to front, storage heater, picture rail and a ceiling light point.

LOUNGE 16'6" x 11'0" (5.03m x 3.35m)

Having sliding patio doors to the rear garden, storage heater, t.v. aerial point and a ceiling light point.

KITCHEN 11'10" x 11'4" (3.61m x 3.45m)

(Measurements include units) having base and wall units with worktop surfaces, single bowl/single drainer sink with vegetable preparation bowl and recesses for washing machine, tumble dryer, fridge/freezer and recess for cooker having a cookerhood over. Tiled walls and flooring, double glazed windows to front and side, double glazed door to rear and a ceiling light point.

From the hallway, the stairs with balustrade lead up to the FIRST FLOOR LANDING having a double glazed window to the side, picture rail, built-in airing cupboard, ceiling light point and an access hatch with a pull-down ladder to the part boarded loft with a light point.

BEDROOM ONE 14'0" x 11'0" (4.27m x 3.35m)

(Measurements include bay & wardrobes) having fitted wardrobes and cupboards, double glazed bay window to front, electric radiator and a ceiling light point.

BEDROOM TWO 12'0" x 11'0" (3.66m x 3.35m)

(Measurements include wardrobes) having fitted wardrobes and cupboards, double glazed window to rear, storage heater, picture rail and a ceiling light point.

BEDROOM THREE 11'3" x 8'0" (3.43m x 2.44m)

(Measurements include wardrobe) having a fitted wardrobe and cupboard, double glazed windows to front and rear, storage heater and a ceiling light point.

SHOWER ROOM 7'10" x 6'4" (2.39m x 1.93m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin set in a vanity unit; and a large shower cubicle with a seat. Tiled walls, obscure double glazed window to front, lit mirror, electric radiator and a ceiling light point.

OUTSIDE

OUTSIDE TOILET

Having a low flush w/c, single glazed window to rear, quarry tiled floor and a ceiling light point.

DETACHED PREFABRICATED CONCRETE GARAGE 18'10" x 9'0" (5.74m x 2.74m)

Having double doors to front, door to garden, concrete base, light and power points.

PARKING

The house and garage are approached over a concrete and paved drive providing good off-road parking.

GARDENS

The house stands behind an elevated front garden which is laid to lawn with mature shrubs. To the rear the property benefits from a private rear garden with a lovely westerly aspect, comprising: a paved patio to the rear of the house, beyond which is a lawn with an ornamental pond and established beds and borders.

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: C

(Bromsgrove District Council)

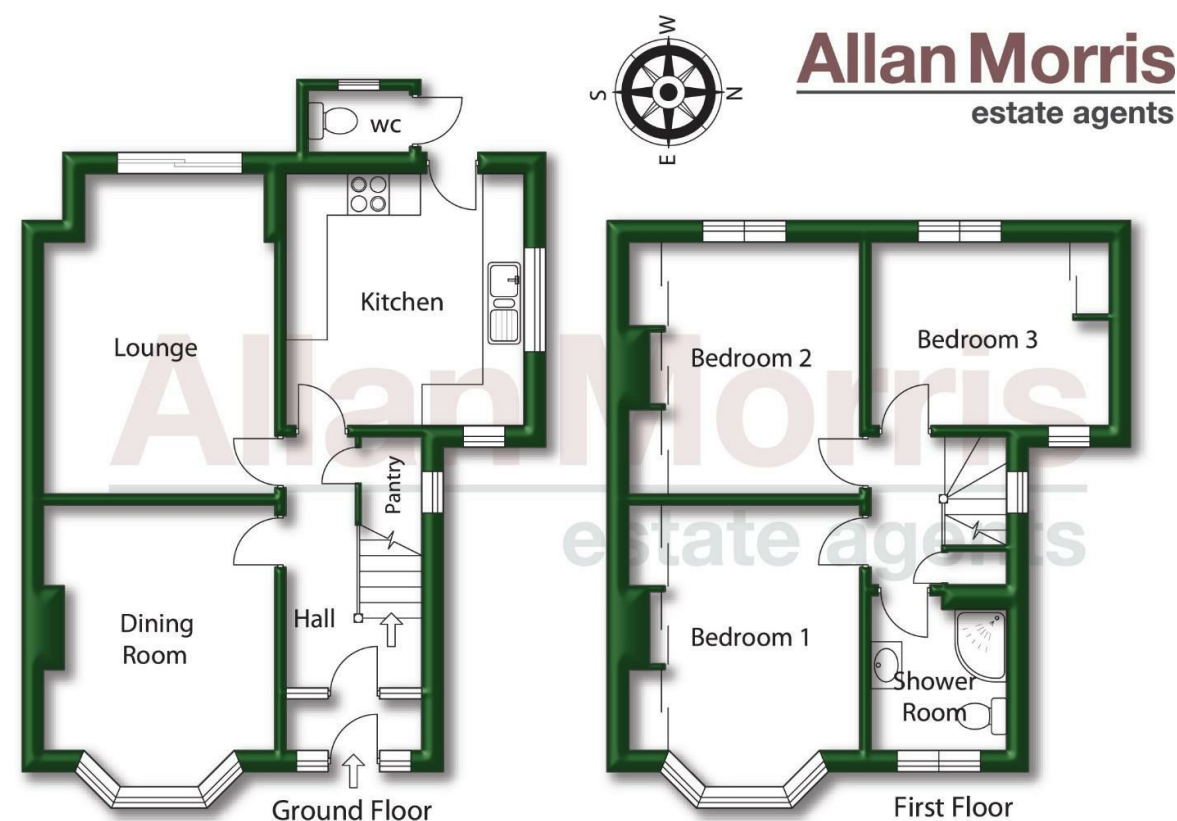
EPC RATING: E

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre, take the Stourbridge Road and turn left at the mini island into Santridge Lane, where the property will be found towards the top of the road, as indicated by the agent's 'for sale' board.

AMP: 2105/ D1



For illustrative purposes only. Not to scale.

Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com