

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



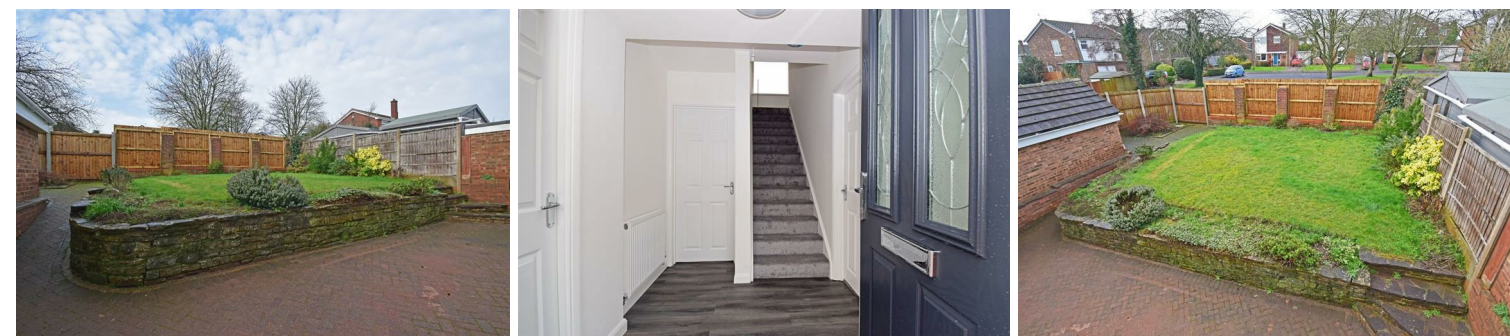
# Allan Morris

estate agents



9 Cockshute Hill, Droitwich, Worcestershire, WR9 7QP

This detached family home has been newly refurbished, including new wiring, plumbing, double glazing and fully replastered. The house occupies an elevated position with private rear gardens having a lovely westerly aspect and benefits from a single garage, carport and good off-road parking.



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.



Offers over £300,000

[ampsales@allan-morris.co.uk](mailto:ampsales@allan-morris.co.uk)

01905 969659

0121 445 5209

01527 874646

[www.allan-morris.co.uk](http://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.



- **Newly refurbished detached house**
- **Three good sized bedrooms**
- **Refitted bathroom**
- **Reception hall with refitted cloakroom**
- **Large lounge**
- **Refitted kitchen diner**
- **New gas-fired CH system**
- **New PVC double glazing**
- **Newly rewired & re-plastered**
- **Private Westerly facing garden**

The property more particularly comprises:

A double glazed front door opening to the RECEPTION HALL having stairs to the first floor, doors to lounge and kitchen, double glazed window to the front, radiator, luxury vinyl flooring, two ceiling light points and a door to:

#### **FITTED CLOAKROOM**

Having a white low flush w/c and wash hand basin with cupboard below and tiled splashback. Obscure double glazed window to side, radiator, luxury vinyl flooring and ceiling light point.

#### **LOUNGE 18'1" x 13'3" (5.51m x 4.04m)**

(Measurements exclude recess) having a large double glazed window to the front, double glazed window with twin French doors opening to the rear garden, radiator, t.v. aerial point and ceiling light point.

#### **REFITTED KITCHEN DINER 18'10" x 9'1" < 12'6" (5.74m x 2.77m < 3.81m)**

(Measurements include recesses & units) having a range of base units with worktop surfaces, single bowl/single drainer sink with a vegetable preparation bowl, integrated dishwasher and fridge/freezer, recess for washing machine and built-in electric oven and five ring gas hob with cookerhood over. Twin double glazed French doors opening to the rear garden, contemporary vertical radiator, luxury vinyl flooring, understairs cupboard, ten inset ceiling spotlights and a cupboard housing the newly fitted 'Ideal' gas-fired combination boiler.

From the hall, the stairs lead up to the FIRST FLOOR LANDING having a double glazed window to rear and a ceiling light point.

#### **BEDROOM ONE 13'4" x 11'0" (4.06m x 3.35m)**

(Measurements exclude wardrobe & recess) having a built-in double wardrobe, double glazed window to the front, radiator, t.v. aerial point and a ceiling light point.

#### **BEDROOM TWO 11'9" x 9'3" (3.58m x 2.82m)**

(Measurements exclude wardrobe) having a built-in double wardrobe, double glazed window to side, high level double glazed window to the front, radiator, t.v. aerial point, ceiling light point and an access hatch to the part boarded loft with light point.

#### **BEDROOM THREE 9'11" x 6'11" (3.02m x 2.11m)**

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

#### **REFITTED BATHROOM 6'3" < 9'0" x 5'10" (1.91m < 2.74m x 1.78m)**

(Measurements include units) having a contemporary white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with shower screen and shower with rainfall and hand held showerheads. Part tiled walls, tiled flooring, chrome towel rail radiator, extractor fan and five inset ceiling spotlights.

### OUTSIDE

#### **GARAGE 17'8" x 8'4" (5.38m x 2.54m)**

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

#### **CARPORT 15'0" x 11'10" (4.57m x 3.61m)**

Having a block paved base, water tap and a gate opening to the rear garden.

#### **PARKING**

The garage, carport and house are approached over a wide block paved drive providing off-road parking for a further four cars.

#### **GARDENS**

The house stands behind a gravelled front garden. To the rear, the property benefits from a private rear garden with a lovely westerly aspect, comprising: a block paved patio across the rear of the house with a stone wall and steps leading up to the lawn with established borders. A block paved path leads up to a block paved area with a shrubbery bed to the rear of the garage. To the side of the house there is a lean-to shed.

### 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: D**

(Wychavon District Council)

#### **EPC RATING: C**

(Energy Performance Certificate)

#### **DIRECTIONS**

From Droitwich town centre, take the Hanbury Road and turn immediate right into The Holloway. At the end of the road, turn left into Tagwell Road, then turn first left into Cockshute Hill, where the property will be found on the left, as indicated by the agent's 'for sale' board.

AMP:2116/D1