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

Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.



Allan Morris

estate agents



54 De Wyche Road, Wychbold, Worcestershire, WR9 7PN

This two bedroom ground floor maisonette with a garden, conservatory and off-road parking is situated in a popular village location with decent local amenities and has PVC double glazing and gas-fired central heating.
'NO PETS ALLOWED'



Price £127,000 'Vacant Possession & 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.



- **Ground floor maisonette**
 - **Two double bedrooms**
 - **Shower room**
 - **Living room**
 - **Double glazed conservatory**
- **Fitted kitchen**
 - **PVC double glazing**
 - **Gas-fired central heating**
 - **Off-road parking & Garden**
 - **No pets allowed**

The property more particularly comprises:

A double glazed front door opening to the RECEPTION HALLWAY having an obscure double glazed window to front, doors to both bedrooms, shower room, living room and kitchen. Telephone point, ceiling light point and a built-in cloaks cupboard with a low understairs cupboard to rear.

LIVING ROOM 14'4" x 11'10" (4.37m x 3.61m)

(Measurements include recesses) having a Cotswold stone feature fireplace with plinths to both sides and a gas fire with a back boiler. Television aerial point, ceiling coving, ceiling light point and double glazed sliding patio doors to:

DOUBLE GLAZED CONSERVATORY 10'5" x 7'4" (3.18m x 2.24m)

Having obscure double glazed windows to both sides, double glazed windows to rear, obscure double glazed window to side, light and power points.

FITTED KITCHEN 10'7" x 8'2" (3.23m x 2.49m)

(Measurements include units & pantry) having base and wall units with worktop surfaces, single bowl/single drainer sink and recesses for washing machine, cooker and fridge/freezer. Part tiled walls, double glazed window to rear, double glazed door to the rear garden, radiator, ceiling light point and a built-in pantry.

BEDROOM ONE 11'3" < 13'1" x 10'4" (3.43m < 3.99m x 3.15m)

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

BEDROOM TWO 10'4" x 10'2" (3.15m x 3.10m)

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

SHOWER ROOM 7'7" x 6'0" (2.31m x 1.83m)

(Measurements include suite & cupboard) having a white suite comprising: a low flush w/c and wash hand basin set in a vanity unit; and a shower cubicle with a fitted fold up chair. Tiled walls, obscure double glazed window to rear, radiator, ceiling light point and a built-in airing cupboard.

OUTSIDE

PARKING

There is a paved and gravel drive to the front of the property providing off-road parking for up to two cars.

GARDENS

The maisonnette stands behind lawns to both sides of the drive and is approached over a pathway shared with the first floor maisonette. At the rear of the path there is a brick built store cupboard and a gate opening to a yard with a picket fence to the rear of the kitchen and side of the conservatory. The path continues past a lawn belonging to the first floor maisonette to the rear where there is a further garden area.

GENERAL INFORMATION

TENURE

The vendor advises us that the property is LEASEHOLD for a term of 125 years from 1st April 1985 (leaving a remaining term of approx 90 years) with an annual ground rent of £10.00 fixed for the term of the lease. 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. We have further been informed that NO PETS ARE ALLOWED under the terms of the lease.

SERVICE CHARGE

The vendor infoms us that there is an annual service charge payable, the last payment being £149.06pa. 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: A, with an improvement indicator

(Wychavon District Council)

EPC RATING: D

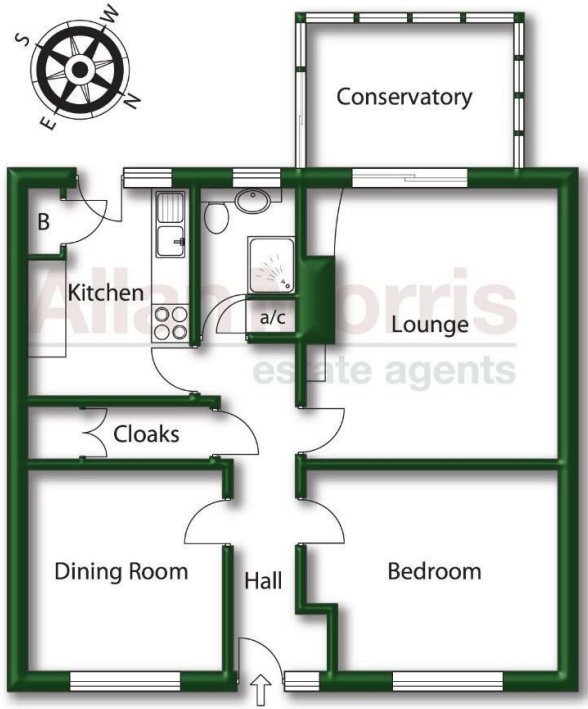
(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove, proceed south on A38 towards Droitwich. Continue straight over the island at Webbs and, after approximately 1.7 miles, take the second left into Chequers Lane. Take the second right into De Wyche Road and follow it past the green and around to the left, where the property will be found immediately on the right, as indicated by the agents 'For Sale' board.

AMPB: 2011/D3

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For illustrative purposes only. Not to scale.
Prepared by Making Plans Ltd - Tel : 0113 322 9204 - www.makingplans.com