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Allan Morris

estate agents



8 Bear Hill Drive, Alvechurch, Worcestershire, B48 7RG

This semi-detached family home is situated in a desirable residential area within walking distance of the village school, railway station and amenities of the village centre. The property offers the potential for extension and modernisation and has private gardens with a lovely south westerly aspect.



Price £310,000 'No Upward Chain'

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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.



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 bedrooms
- Bathroom
- Reception hall
- Lounge
- Fitted kitchen & dining room
- Large single garage
- PVC double glazing
- Gas-fired central heating
- Private south westerly garden

The property more particularly comprises:

An obscure double glazed front door, with obscure double glazed windows to both sides, opening to the RECEPTION HALL having stairs to the first floor, a built-in cloaks cupboard, radiator, two ceiling light points, a circular single glazed window to side and a door to:

LOUNGE 15'6" x 11'10" < 14'6" (4.72m x 3.61m < 4.42m)

(Measurements include fireplace) having a large recessed stone fireplace, double glazed bow window to front, radiator, t.v. aerial point, telephone point, two wall light points, an inset ceiling spotlight, ceiling light point and double doors to:

FITTED KITCHEN & DINING ROOM 17'8" x 9'0" (5.38m x 2.74m)

(Measurements include units) having base and wall units with worktop surfaces, single bowl/single drainer sink and recesses for cooker and fridge. Part tiled walls, two double glazed windows to rear, double glazed door to the rear garden, radiator and two ceiling light points.

From the hall, the stairs with handrails lead up to the FIRST FLOOR LANDING having an obscure double glazed window to side, an built-in storage box, ceiling light point, and an access hatch to the loft.

BEDROOM ONE 13'3" x 10'0" (4.04m x 3.05m)

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

BEDROOM TWO 11'9" x 10'0" (3.58m x 3.05m)

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

BEDROOM THREE 8'11" x 7'5" (2.72m x 2.26m)

(Measurements include cupboard) having a cupboard built-in over the stairwell, double glazed window to front, radiator and a ceiling light point.

BATHROOM 7'6" x 7'4" (2.29m x 2.24m)

(Measurements include suite & cupboard) having a pink suite comprising: a low flush w/c; wash hand basin set in a large vanity unit; and a panelled bath with a shower over. Tiled walls, a fitted mirror with four spotlights over, obscure double glazed window, wall mounted fan heater, two wall light points and a built-in cupboard housing the gas-fired 'Worcester' combination boiler.

OUTSIDE

LARGE SINGLE GARAGE 25'1" x 10'1" (7.65m x 3.07m)

(Door width 7'10" 2.39m) having a metal up-and-over door to the front, concrete base, obscure double glazed window to rear, obscure double glazed door to the rear garden, light and power points.

PARKING

To the front, the house and garage are approached over a paved drive providing off-road parking for one car.

GARDENS

The house stands behind a lawn to the front and benefits from a private rear garden with a lovely south westerly aspect, comprising: a paved patio across the rear of the house and garage, with a dwarf wall with two large beds and two steps up to the lawn, to the rear of which is a second dwarf wall and two steps up to a further lawn and conifer hedge across the rear.

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

(Bromsgrove District Council)

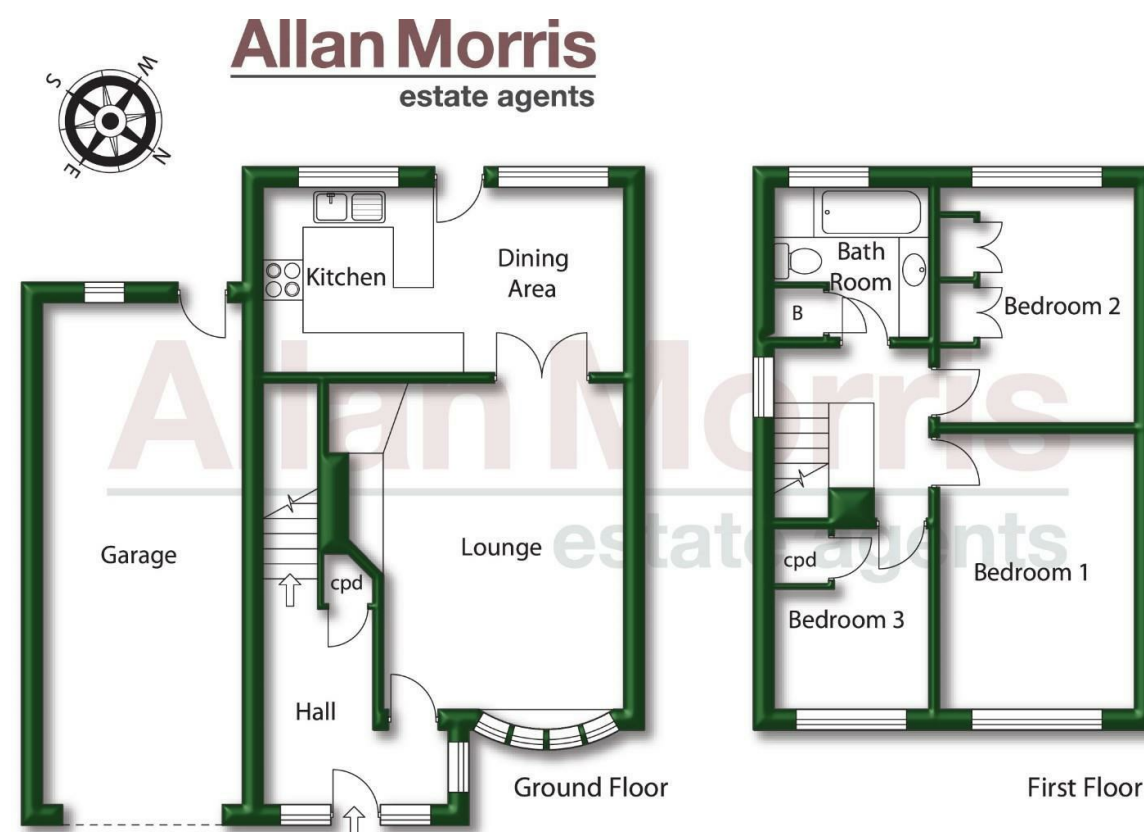
EPC RATING: to be confirmed

(Energy Performance Certificate)

DIRECTIONS

From the agent's Barnt Green office, turn left into Hewell Road then immediate left into Sandhills Road. Proceed straight on at the mini island into Sandhills Green, then left at the end of the road into Coopers Hill and over the canal bridge into Callow Hill Road. Take the second right into Snake Lane, then first left into The Gaunts and first left into Bear Hill Drive, where the property will be found on the right, as indicated by the agent's 'for sale' board.

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