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Allan Morris

estate agents



38 Housman Park, Bromsgrove, Worcestershire, B60 1AZ

This well presented, light and airy first floor maisonette is situated in a popular retirement development for the over 55's, within a short and level walk of the facilities of the town centre, doctors surgery and the new leisure centre. The apartment has PVC double glazing, replacement storage heaters, refitted kitchen and bathroom.



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 £135,000

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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.



- **First floor retirement apartment**
- **Over 55's**
- **Two bedrooms with built-in wardrobes**
- **Refitted bathroom**
- **Living room**
- **Refitted kitchen**
- **Replacement storage heaters**
- **PVC double glazing**
- **Vacant possession**
- **No upward chain**

The property more particularly comprises:

RECEPTION HALL

An obscure single glazed front door opening to the HALL having a ceiling light point and stairs with handrails leading up to the FIRST FLOOR LANDING having doors to living room, both bedrooms and bathroom, security intercom, ceiling light point and an access hatch with pull-down ladder to the loft having a light point.

LIVING ROOM 16'1" x 12'2" (4.90m x 3.71m)

Having a double glazed window to front, two storage heaters, telephone point, two TV aerial points, ceiling light point, fitted display shelves and an arch through to:

FITTED KITCHEN 7'8" x 5'7" (2.34m x 1.70m)

(Measurements include units) having a range of wall and base units with work top surfaces, single bowl/single drainer sink, recesses with fitted washer/dryer and fridge freezer, built-in electric oven and four ring electric hob with integrated cookerhood over. Part tiled walls, double glazed window to side, and ceiling light point.

BEDROOM ONE 12'0" x 13'4" x 9'1" x 11'6" (3.66m x 4.06m x 2.77m x 3.51m)

(Measurements include wardrobe & recess) having a built-in four door wardrobe, double glazed window to side, storage heater, ceiling light point, TV aerial point.

BEDROOM TWO 10'2" x 8'8" x 10'9" (3.10m x 2.64m x 3.28m)

(Measurements to include wardrobe) having a built-in wardrobe, double glazed window to rear, storage heater and ceiling light point.

BATHROOM 7'7" x 5'9" x 8'2" (2.31m x 1.75m x 2.49m)

(Measurements include suite & cupboard) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with mixer tap and shower head attachment. Part tiled walls, obscure double glazed window to rear, storage heater, wall mounted fan heater, ceiling light point, fitted mirror and shelf and a built-in airing cupboard housing the hot water tank with immersion switch.

OUTSIDE

PARKING

Residents permit parking spaces are available in the courtyard to the front of the maisonette

GARDENS

The courtyard gardens are maintained by the management company.

GENERAL INFORMATION

TENURE

The vendor advises us that the property is LEASEHOLD FOR 99 years, with approximately 65 years unexpired, at an annual ground rent of £78.00. 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.

SERVICE CHARGE

The annual service charge for the year to March 2022 is £1,659.00 which we are informed includes Lifeline, buildings insurance, window cleaning and maintenance of the gardens and communal areas. 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: B

(Bromsgrove District Council)

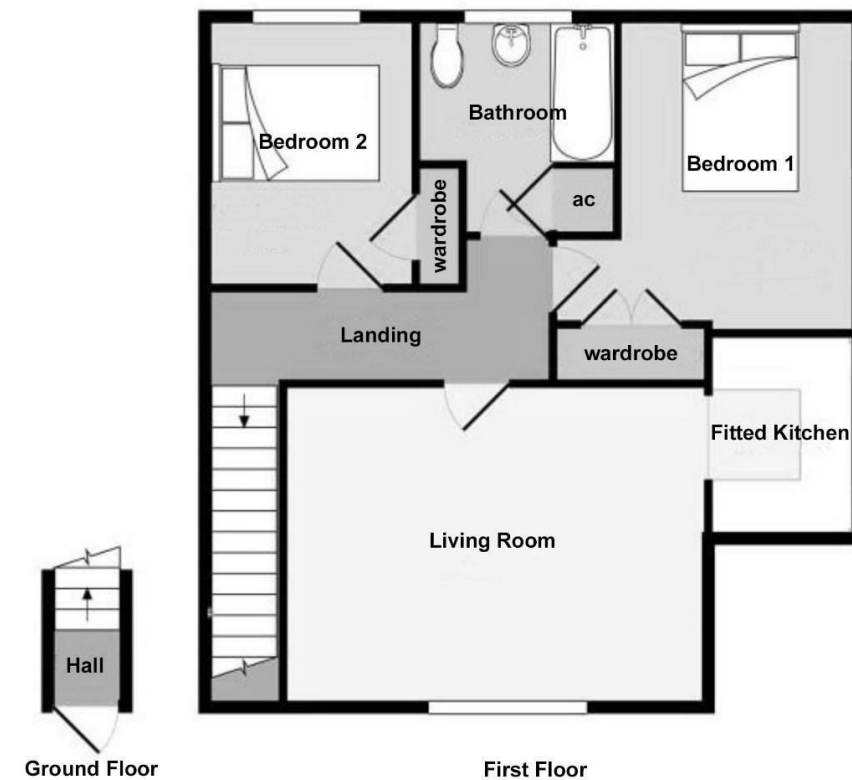
EPC RATING: C

(Energy Performance Certificate)

DIRECTIONS

Housman Park is situated in the heart of Bromsgrove town centre, with the vehicular entrance off School Drive.

AMP:2132/D1



Not to scale.

For general guidance purposes only and not to be taken as a statement of fact.