

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 & 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.



Allan Morris

estate agents



2 Birlingham House, Burcot Lane, Bromsgrove, B60 1AH

This ground floor flat is situated in a residential area that is in the process of being regenerated with new housing and the owners have been informed by the freeholders that they will be carrying out improvement works to the flats, including new double glazing.



Price £125,000

ampsales@allan-morris.co.uk

01905 969659

0121 445 5209

01527 874646

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.



- **Ground floor flat**
- **Recently refurbished**
- **Two bedrooms**
- **Refitted bathroom**
- **Living room**
- **Refitted kitchen**
- **PVC double glazing**
- **Gas-fired central heating**
- **Courtyard parking**
- **Vacant possession**

The property more particularly comprises:

A communal entrance door, with a security intercom to the flats, opening to the communal entrance lobby, from where the front door opens to the flat's RECEPTION HALL having laminate flooring, intercom to communal entrance door, radiator and ceiling light point.

LIVING ROOM 15'2" x 12'4" (4.62m x 3.76m)

(Measurements include recess) having a double glazed window to rear, laminate flooring, radiator, TV aerial point, ceiling coving and ceiling light point.

NEWLY FITTED KITCHEN 8'10" x 6'5" < 9'10" (2.69m x 1.96m < 3.00m)

(Measurements include units) having a range of base and wall units with worktop surfaces, single bowl/single drainer sink, recesses for washing machine and fridge/freezer, built-in electric oven and electric hob with cookerhood over. Part tiled walls, tiled flooring, double glazed window to front, ceiling light point and a wall mounted 'Baxi' combination boiler.

BEDROOM ONE 13'9" x 9'8" (4.19m x 2.95m)

(Measurements exclude door recess) having a double glazed window to rear, radiator, laminate flooring and ceiling light point.

BEDROOM TWO 10'10" x 7'6" (3.30m x 2.29m)

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

REFITTED BATHROOM 7'6" x 5'7" (2.29m x 1.70m)

(Measurements include suite) having a white suite comprising : a low flush w/c; wash hand basin; and a panelled bath with shower and screen over. Tiled walls and flooring, obscure double glazed window to front, chrome towel rail, extractor fan and ceiling light point.

OUTSIDE

PARKING

There is off-road parking in the courtyard to the side of the flat, on a first come/first served basis.

GENERAL INFORMATION

TENURE

The vendor advises us that the property is LEASEHOLD with an outstanding term of approximately 89 years remaining. 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.

GROUND RENT & MANAGEMENT CHARGES

The vendor advises that there is currently a ground rent payable of £10.00 per annum, along with a management charge for which the vendor advises he has paid £217.50 in April 2021 for six months. The vendor has also supplied a copy of a letter from BDHT confirming that they will be carrying out various improvement works to the flats, including replacing the windows.

COUNCIL TAX BAND: A

(Bromsgrove District Council)

EPC RATING: D

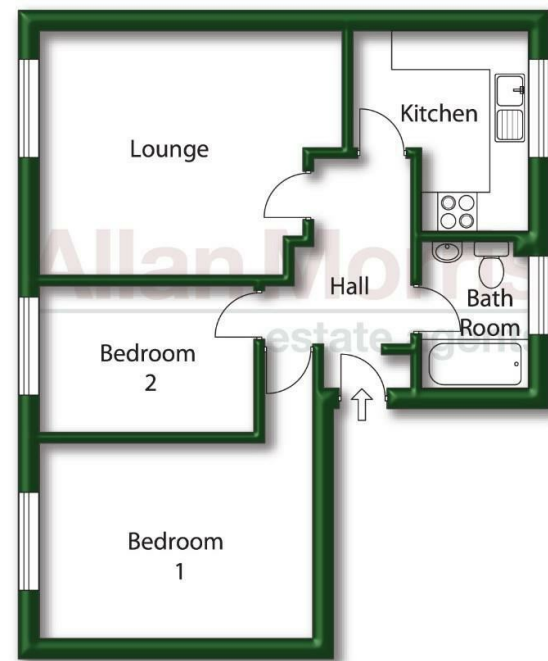
(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre, take Birmingham Road past Aldi and Bromsgrove Rovers Football Ground. At the mini island turn right into Burcot Road and follow the road around to the left. Turn right into the drive to the right, follow it to the courtyard parking at the end, where the flat will be found on the right.

AMP:2171/D1

Allan Morris
estate agents



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