

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.



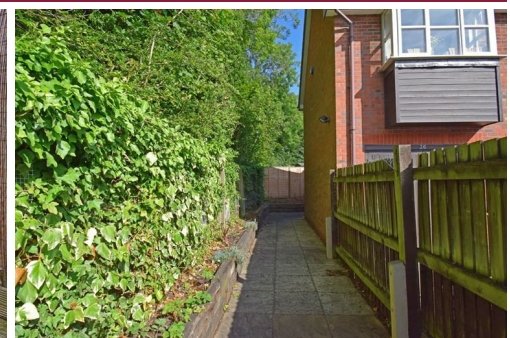
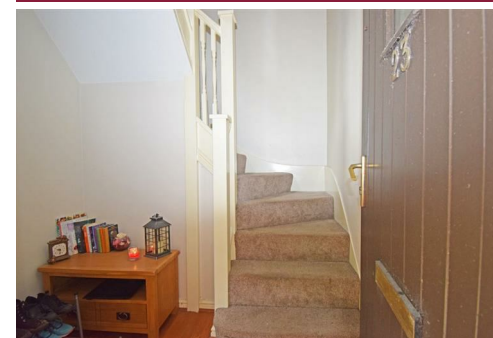
# Allan Morris

## estate agents



23 Pavilion Gardens, Woodland Grange, Bromsgrove, Worcestershire, B61 0UH

This detached coach house is situated, in a desirable residential area, with a 999 year lease, private side and rear gardens, an integral garage and spacious accommodation of approximately 875sqft (excluding garage), comprising: a reception hall; landing; hallway; through living room; kitchen refitted by 'Wren Kitchens'; two bedrooms; en suite shower room; and a bathroom.



Price £219,950

[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.



- **Detached coach house**
  - **999 year lease from 1999**
  - **Two bedrooms**
  - **Bathroom & En suite shower room**
  - **Kitchen refitted by 'Wren Kitchens'**
- **Through living room**
  - **Integral garage**
  - **PVC double glazing**
  - **Gas-fired central heating**
  - **Private side & rear gardens**

The property more particularly comprises:

**INTEGRAL GARAGE 19'5" x 8'8" (5.92m x 2.64m)**

(Door width 7'0" 2.13m) having double timber door to front, concrete base, power points, ceiling light point and a door the reception hall.

**PARKING**

To the front of the garage, there is a tarmac drive for one car, accessed from the shared tarmac courtyard, from which a gate opens to a fenced and paved area that offers potential to be opened up to create space for further parking. The wide paved area extends along the side of the property to the rear.

**GARDENS**

There is a paved courtyard garden, from which a front door with a canopy porch opens to the reception hall, having a wall light point and a decked pathway leading across the rear and opening into a decked courtyard garden at the rear.

**RECEPTION HALL 6'11" x 4'8" (2.11m x 1.42m)**

Having a door to the paved courtyard garden, door to garage, radiator, an inset ceiling spotlight and stairs with a balustrade leading up to the FIRST FLOOR LANDING having a double glazed window to the side, wall light point, ceiling light point and a door opening to the L-SHAPED HALLWAY having a built-in double wardrobe, built-in cloaks cupboard, built-in store cupboard, access hatch to the loft, radiator, ceiling coving and two ceiling light points.

**LIVING ROOM 20'3" x 11'0" (6.17m x 3.35m)**

(Measurements include bay) having a feature fireplace, double glazed bay window to front, double glazed window to rear, two radiators, t.v. aerial point, telephone point, ceiling coving and two ceiling light points.

**REFITTED KITCHEN 8'10" x 8'0" (2.69m x 2.44m)**

(Measurements include units) having been recently refitted by 'Wren Kitchens' with the following: a range of base and wall kitchens with concealed lighting over granite worktop surfaces; an inset sink with a vegetable preparation bowl; integrated washer dryer, fridge/freezer and dishwasher; built-in electric oven and induction hob with an integrated cookerhood over. Double glazed window to front, ceiling light point and a wall mounted gas-fired 'Ideal' combination boiler, installed in 2017.

**BEDROOM ONE 11'7" x 10'4" (3.53m x 3.15m)**

(Measurements exclude wardrobe, bay and recess) having a built-in double wardrobe, double glazed bay window to front, radiator, ceiling light point and a door to:

**EN SUITE SHOWER ROOM**

Having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a shower cubicle. Part tiled walls, obscure double glazed window to front, radiator, wall mounted vanity light with shaver point, extractor fan and a ceiling light point.

**BEDROOM TWO 11'6" x 8'0" (3.51m x 2.44m)**

(Measurements include recess) having a double glazed window to the side, radiator, dado rail and a ceiling light point.

**BATHROOM**

Having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with mixer tap and showerhead fitting. Part tiled walls, obscure double glazed window to rear, wall mounted vanity light with shaver point, extractor fan and a ceiling light point.

**GENERAL INFORMATION**

**TENURE**

The vendor advises us that the property is LEASEHOLD for 999 years from July 1999 at a monthly service charge of approximately £158 (included in charge is general maintenance of the communal areas, buildings insurance, management fees, contribution to reserves, audit and account preparation fees), and annual ground rent of approximately £74.00. We are also informed that the garage is held on a separate lease with an annual ground rent of approximately £10.00. 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.

**COUNCIL TAX BAND: C**

(Bromsgrove District Council)

**EPC RATING: D**

(Energy Performance Certificate)

**DIRECTIONS**

From Bromsgrove town centre, take the B4091 Stourbridge Road, proceeding straight on at the mini island then at the large island take the second exit into Barnsley Hall Road. At the second island proceed straight on into Appletrees Crescent, then take the first right into Pavilion Gardens. Follow the road to the end and on into the private drive, where the property will be found, as indicated by the agent's 'for sale' board.

AMP:2179/D2

