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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.



# Allan Morris

## estate agents



### 2 Chester House, Wellington Road, Aston Fields, Bromsgrove, Worcestershire, B60 2AX

This spacious first floor apartment has been improved and modernised, with a 10 year conversion warranty via BW. With a new 999 year lease and membership of the freehold company, it's own garage/bicycle store, two parking spaces with a car charging point and well appointed accommodation of approximately 900sqft (excluding garage, roof garden & store), the property is situated in one of the town's most desirable residential areas, within walking distance of the railway station, amenities of Aston Fields and facilities of the town centre.



**Price £265,000 'Vacant & No Upward Chain'**

[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.



- **First floor garden apartment**
  - **New 999 year lease**
  - **Membership of freehold company**
  - **Two bedrooms**
  - **En suite shower room**
- **Bathroom & En suite shower**
  - **Lounge & Fitted kitchen**
  - **Private roof terrace garden & Store**
  - **PVC double glazing & new electric radiators**
  - **Garage, off-road parking & charging point**

The property more particularly comprises:

A communal door opens to the communal entrance lobby, with a built-in electrics cupboard for the three apartments and the communal areas. Stairs lead up to the FIRST FLOOR LANDING having a double glazed window to side, electric radiator, ceiling light point and a front door to the apartment.

**HALLWAY**

Having doors to bedrooms one and two, door to the large walk-in airing cupboard, electric radiator, two ceiling light points and two steps down to the LOWER HALLWAY having a ceiling light point and doors to kitchen, living room and bathroom.

**FITTED KITCHEN 14'5" x 7'8" (4.39m x 2.34m)**

(Measurements include units) having a range of base and wall units with worktop surfaces, single bowl/single drainer sink with a vegetable preparation bowl and recesses for washing machine, fridge/freezer and a cooker having a fitted cookerhood over. Part tiled walls, twin double glazed French doors to the private roof terrace garden at the rear, electric radiator, ceiling light point and an opening to:

**LIVING ROOM 14'4" x 11'3" (4.37m x 3.43m)**

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

**BATHROOM 6'11" x 6'8" (2.11m x 2.03m)**

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with cupboard below; and a panelled bath. Tiled dado, obscure double glazed window to side, electric towel rail radiator and a ceiling light point.

**BEDROOM TWO 13'0" x 8'9" < 14'9" (3.96m x 2.67m < 4.50m)**

Having two double glazed windows to side, electric radiator, ceiling light point and a door to:

**EN SUITE SHOWER**

Having a large white shower tray, electric towel rail radiator, part tiled walls, extractor fan and two inset ceiling spotlights.

**WALK-IN AIRING CUPBOARD 5'8" x 4'7" (1.73m x 1.40m)**

(Measurements include cylinder) having a pressurised hot water cylinder and a ceiling light point.

**BEDROOM ONE 14'9" x 8'0" < 12'3" (4.50m x 2.44m < 3.73m)**

Having a large double glazed window to the front, electric radiator, ceiling light point and a folding door to:

**EN SUITE SHOWER ROOM**

Having a white suite comprising: a low flush w/c; wash hand basin with a cupboard below; and a large shower tray. Part tiled walls, electric towel rail radiator, extractor fan, inset ceiling spotlight and a ceiling light point.

**OUTSIDE**

**PRIVATE ROOF TERRACE GARDEN 24'4" x 14'7" (7.42m x 4.45m)**

Having twin double glazed French doors from the kitchen and double doors to:

**LARGE LOFT STORE 11'2" x 7'10" (3.40m x 2.39m)**

Having restricted head height.

**PARKING**

The property benefits from a gravelled parking space for one car to the front, with an electric car charging point and a second space to the rear for a further car, in total providing off-road parking for two cars.

**BICYCLE STORE / GARAGE**

Having double doors to front, a concrete base and a door a further store room to the rear.

**GENERAL INFORMATION**

**TENURE**

The vendor advises us that the property is LEASEHOLD with a new 999 year lease at a peppercorn ground rent and that each of owners of the four apartments will become members of the company that owns the Freehold tenure for the duration of their time as owners. 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.

**MANAGEMENT & SERVICE CHARGES**

The vendor advises us that there will be a charge to cover the buildings and public liability insurance that has yet to be set. Ongoing, the owner of each of the four apartments will become members of the company owning the freehold and will have equal voting rights in determining the running and management of the property, including the setting of the management and service charge. 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: to be confirmed**

On completion of the improvement works Bromsgrove District Council will assess the council tax band of the property.

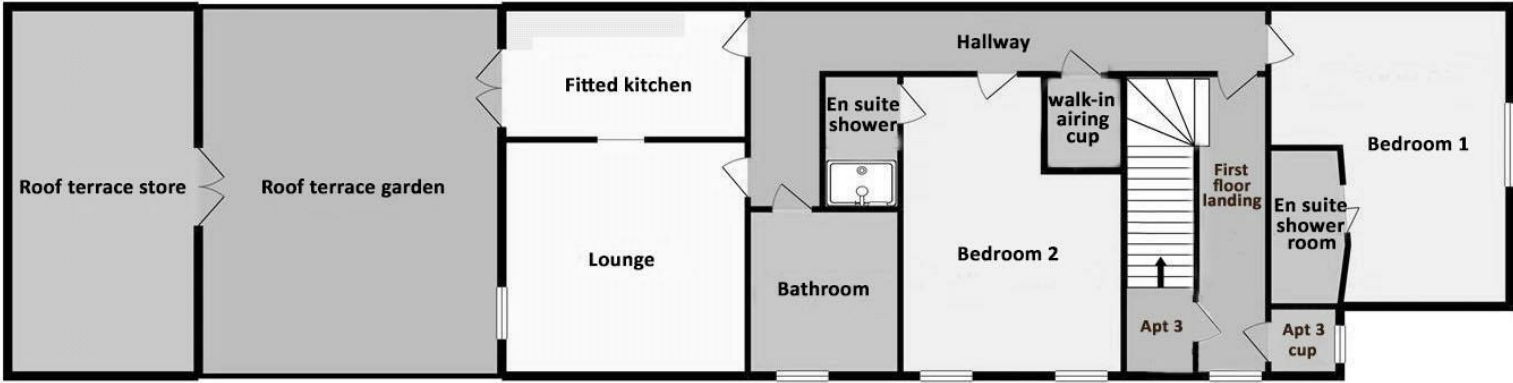
**EPC RATING: D**

(Energy Performance Certificate)

**DIRECTIONS**

From Bromsgrove town centre, take New Road, proceeding straight on at the traffic lights and continuing along New Road. Turn first right into Wellington Road, where the property will be found on the left, as indicated by the agent's 'for sale' board.

AMP:2183/D6



First Floor Apartment

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