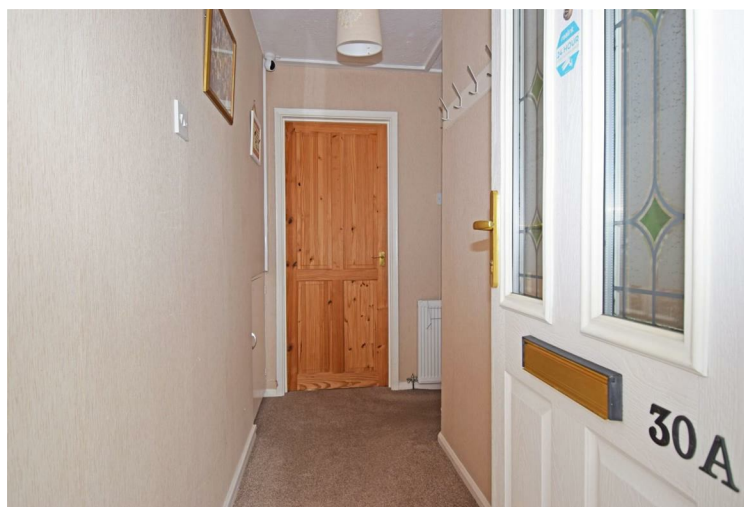


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Allan Morris

estate agents



30A Melbourne Road, Bromsgrove, Worcestershire, B61 8PF

This ground floor maisonette is situated in an established residential area with good local amenities and a low maintenance garden to the rear. The maisonette has PVC double glazing, gas fired central heating and the following accommodation: hallway; living room; fitted kitchen; double bedroom; and a wetroom shower.



Price £135,000 'Vacant & No Onward Chain'

ampsales@allan-morris.co.uk

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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.



- **Ground floor maisonette**
 - **Double bedroom**
 - **Wetroom shower**
 - **Hallway**
 - **Living room**
- **Fitted kitchen**
 - **Low maintenance rear garden**
 - **PVC double glazing**
 - **Gas-fired central heating**
 - **Vacant possession**

The property more particularly comprises:

A canopy porch with a double glazed front door opening to the RECEPTION HALLWAY having doors to all rooms, radiator, two ceiling light points and a low understairs cupboard housing the fuseboard and gas meter.

LIVING ROOM 12'10" < 14'4" x 11'4" (3.91m < 4.37m x 3.45m)

Having a large double glazed window to the rear, a double glazed door to the rear garden, radiator, t.v. aerial point, telephone point and a ceiling light point.

FITTED KITCHEN 8'11" x 8'6" (2.72m x 2.59m)

(Measurements include units) having base and wall units with worktop surfaces, single bowl/single drainer sink and recesses for washing machine, freezer, fridge and a cooker with an integrated cookerhood over. Part tiled walls, double glazed window to the front, ceiling light point and a wall mounted gas-fired 'Ferroli' combination boiler.

DOUBLE BEDROOM 11'4" x 11'1" < 12'8" (3.45m x 3.38m < 3.86m)

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

WETROOM 6'4" x 5'6" (1.93m x 1.68m)

(Measurements include suite) having a white low flush w/c and pedestal wash hand basin and a shower area with a 'Mira' electric shower, foldaway seat and a grab rail. Tiled walls, sealed floor with a drain, radiator, extractor fan and a ceiling light point.

OUTSIDE

PARKING

There is no off-road parking. However, parking is available in the road to the front, on a first come, first served basis.

GARDEN

The lawn to the front of the property is owned and maintained by BDHT (Bromsgrove District Housing Trust).

The maisonette is approached over a paved pathway shared with the first floor maisonette. The pathway continues across the front of the property, around the side (where there is space for wheelie bins) and on to the rear, where there are two brick sheds and an opening to the privately owned rear garden that has been landscaped for ease of maintenance.

GENERAL INFORMATION

TENURE

The vendor advises us that the property is LEASEHOLD for a term of 125 years from 1988. 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 COMPANY & CHARGES

The freeholders and management company is BDHT (Bromsgrove District Housing Trust). The service charge and ground rent are paid six monthly, with the last installment being £170, which includes: the ground rent and buildings insurance.

COUNCIL TAX BAND: A

(Bromsgrove District Council)

EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre: take Church Road along side Asda, which leads into Crabtree Lane. Turn right into Broad Street. Take the second turning on the left into Melbourne Road, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2236/D1

Allan Morris
estate agents



For illustrative purposes only. Not to scale.

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