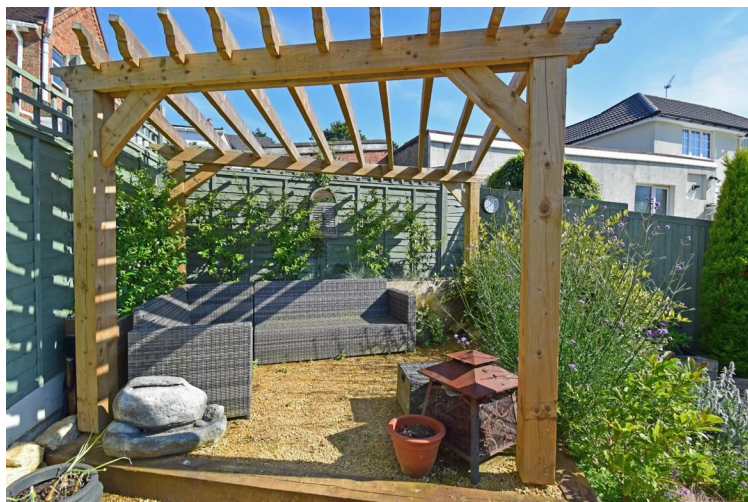


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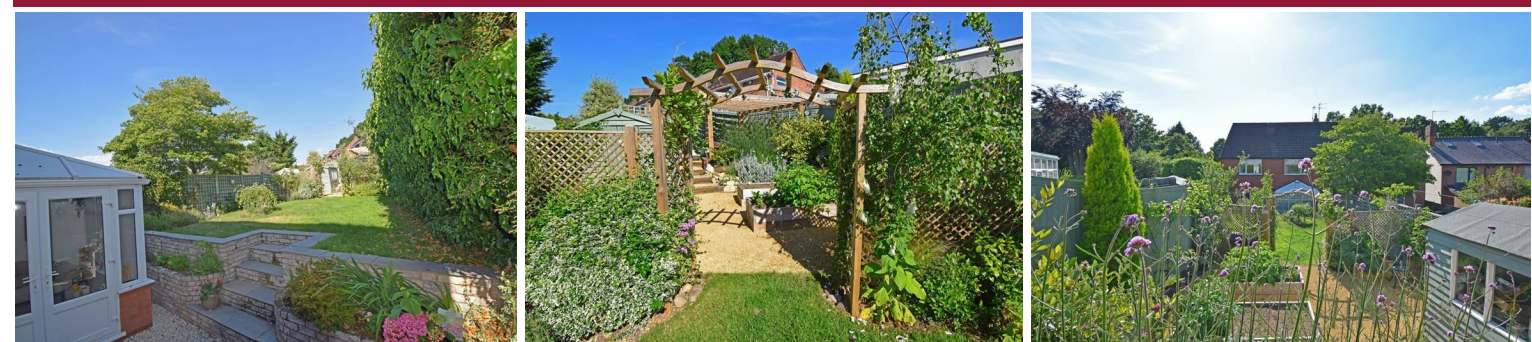
Allan Morris

estate agents



91 Plymouth Road, Southcrest, Redditch, Worcestershire, B97 4PT

This semi-detached family home is situated in a desirable location opposite Pitcheroak Golf Course and within walking distance of the facilities of the town centre, railway and bus stations. The property has been extensively modernised and offers accommodation of approximately 1,380sqft.



Price £350,000

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





GENERAL INFORMATION

TENURE

The vendor advises us that the property is FREEHOLD. 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

(Redditch Borough Council)

EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Redditch town centre: Proceed down Unicorn Hill. Turn left at the traffic lights into Plymouth Road, where the property will be found on the left, opposite Pitcheroak Golf Course, as indicated by the agent's 'for sale' board.

AMP:2239/D1

**91 Plymouth Road
Southcrest
Redditch
Worcestershire
B97 4PT**

GENERAL DESCRIPTION

This semi-detached family home is situated in a desirable location opposite Pitcheroak Golf Course and within walking distance of the facilities of the town centre and rail and bus stations.

The house has been extensively upgraded and modernised by the current owners, offering spacious and well appointed accommodation of approximately 1,380sqft, comprising:

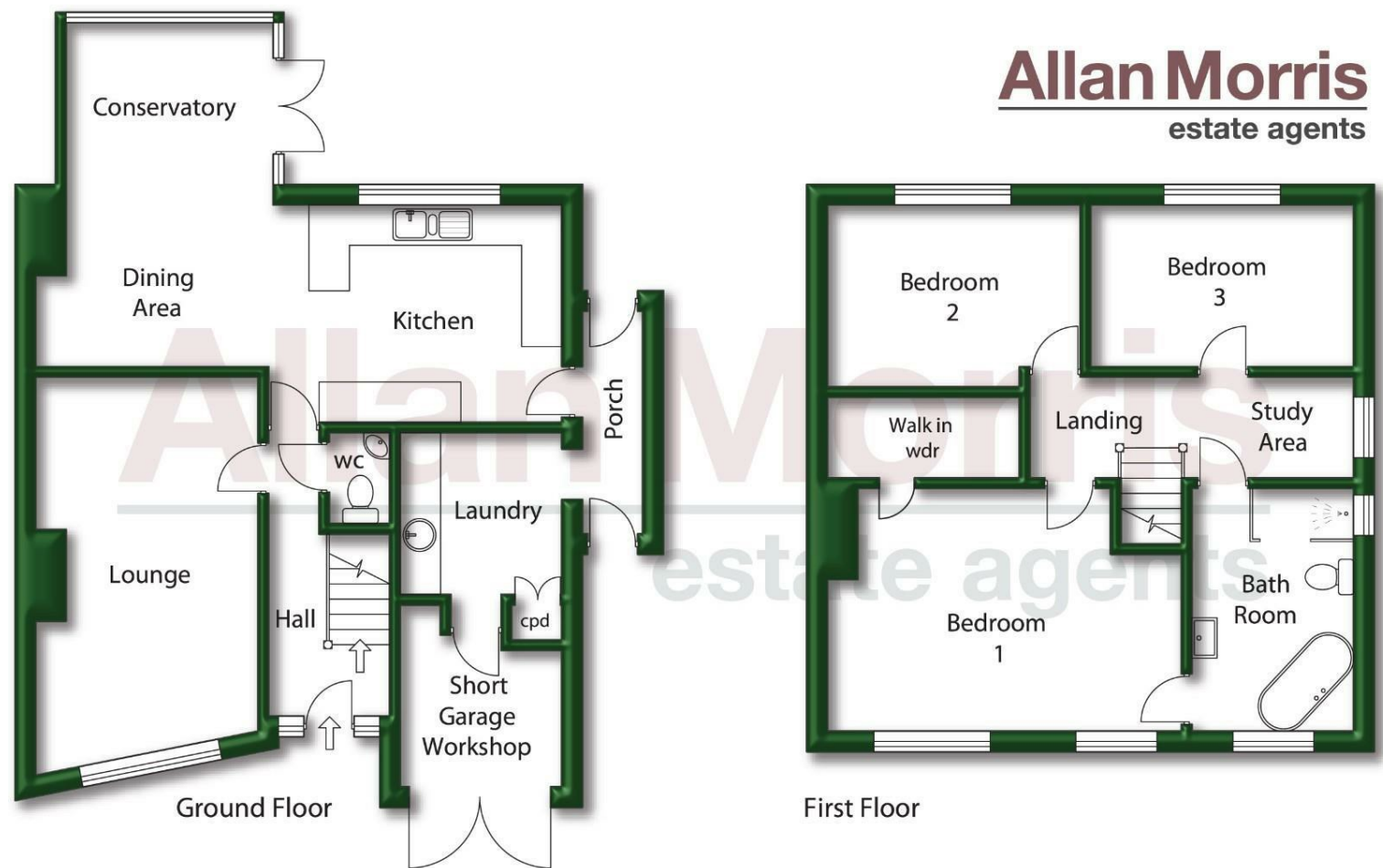
Ground Floor:

A reception hallway with an understairs toilet; large lounge; open plan fitted kitchen, dining room & conservatory; side porch; and a laundry room.

First Floor:

Landing with study area; three double bedrooms; walk-in wardrobe; and a large bathroom.

In addition, the property benefits from PVC double glazing, gas-fired central heating, short garage/workshop, off-road parking for up to four cars and a landscaped rear garden.



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

**Viewing is strictly by prior appointment via:
Allan Morris & Peace, Mid Worcestershire to South Birmingham Hub
Telephone: 0121 445 5209 or 01527 874646 or 01905 797755
or Email: ampsales@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.



The property more particularly comprises:

An open porch with a wall light point and a contemporary double glazed front door opening to the RECEPTION HALLWAY having stairs to the first floor, doors to lounge and kitchen, radiator, ceiling light point and a door to:

TOILET

Having a white low flush w/c and wash hand basin, panelled dado and two inset ceiling spotlights.

LOUNGE 17'2" < 19'8" x 11'0" (5.23m < 5.99m x 3.35m)

(Measurements include fireplace) having a period feature fireplace, large double glazed window to the front, radiator, t.v. aerial point and two ceiling light points.

OPEN PLAN KITCHEN, DINING ROOM & CONSERVATO

FITTED KITCHEN & DINING ROOM 25'8" x 7'10" < 10'10" (7.82m x 2.39m < 3.30m)

(Measurements include units & recesses) having a range of base and wall units with worktop surfaces including a breakfast bar with two feature lights over, a single bowl/single drainer sink with vegetable preparation bowl, integrated dishwasher, integrated fridge and a chimney breast with space for a range oven. Double glazed window to rear, door to side porch, radiator, feature fireplace, t.v. aerial point, fifteen inset ceiling spotlights and a wide opening to:

DOUBLE GLAZED CONSERVATORY 8'10" x 8'4" (2.69m x 2.54m)

Having double glazed windows overlooking the rear garden, twin double glazed French doors to the rear garden, radiator, power points and a ceiling light point.

SIDE PORCH

Having double glazed doors to the front and rear, wall light point and a doorframe opening to:

LAUNDRY ROOM 7'10 x 6'6" < 9'2" (2.39m x 1.98m < 2.79m)

(Measurements include units & cupboard) having base and wall units with a worktop surface, single bowl sink and space for washing machine and tumble dryer. Built-in cloaks cupboard, radiator, door to garage/workshop and four inset ceiling spotlights.

From the hallway, the stairs with an ornate balustrade lead up to the FIRST FLOOR LANDING a study area, double glazed window to side, doors to bathroom and three bedrooms, ceiling light point and an access hatch with a pull-down ladder to the boarded loft with a light point.

LARGE BATHROOM 11'6" x 7'10" (3.51m x 2.39m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin set in a wash stand; a large shower cubicle; and a freestanding bathtub with a mixer tap and handheld showerhead fitting. Obscure double glazed windows to the front and side, period style radiator, extractor fan, six inset ceiling spotlights and a connecting door to:

BEDROOM ONE 14'1" < 17'5" x 11'10" (4.29m < 5.31m x 3.61m)

(Measurements include recesses) having a feature fireplace, two double glazed windows to the front, radiator, picture rail, ceiling light point and a door to:

WALK-IN WARDROBE 9'4" x 3'10" (2.84m x 1.17m)

(Measurements include shelving) having fitted shelving, drawers and hanging rails around two walls and three inset ceiling spotlights.

BEDROOM TWO 12'7" x 9'0" (3.84m x 2.74m)

(Measurements include recess) having a double glazed window to rear, radiator, picture rail and a ceiling light point.

BEDROOM THREE 12'11" x 7'11" (3.94m x 2.41m)

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

OUTSIDE

SHORT GARAGE/WORKSHOP 8'0" x 7'11" < 9'0" (2.44m x 2.41m < 2.74m)

Having double doors to the front with obscure glazed panels, concrete base and a door to the laundry room.

PARKING

The house is approached over a recently re-laid block paved drive, with shrubbery beds to both sides, providing off-road parking for up to four cars.

GARDEN

The property benefits from a good sized landscaped rear garden, comprising: a gravel patio to the rear of the house with a wall and five steps leading up to a lawn with established borders and a trellis fence with an arched opening to a gravelled area having a raised planter , space for a garden shed and steps up to a seating area beneath a pergola at the rear.