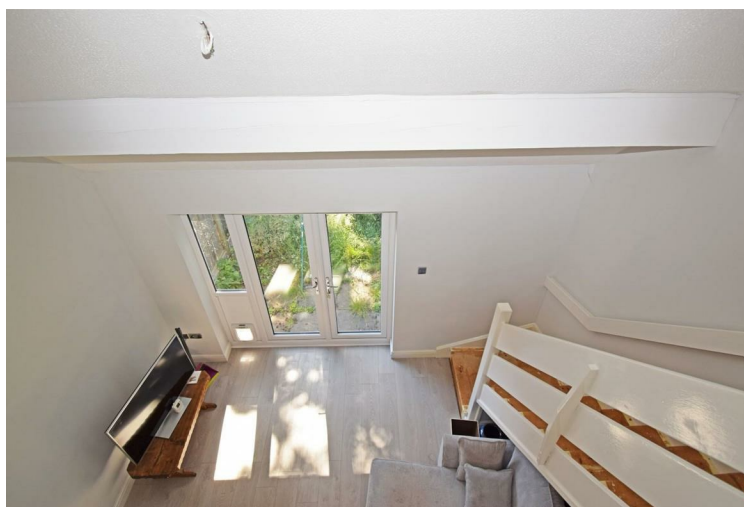


Network of prominent offices providing sales coverage for the following towns and surrounding villages:

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.



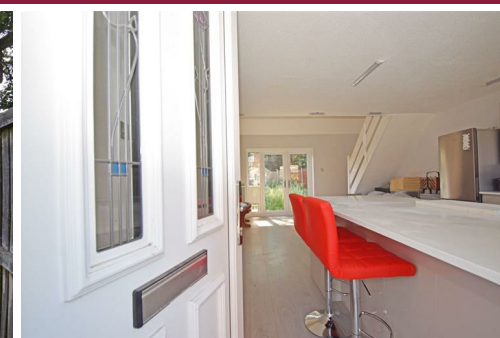
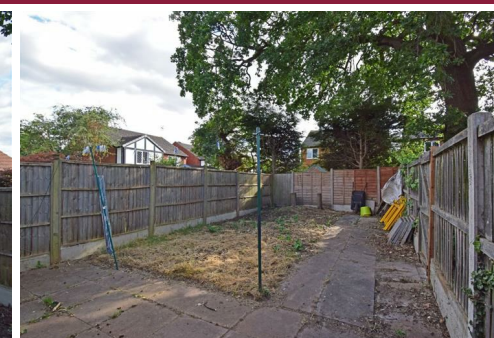
Allan Morris

estate agents



19 Barley Croft, Stoke Heath, Bromsgrove, Worcestershire, B61 3QG

This spacious open plan end-terraced house is situated in a desirable residential area and has been recently refurbished and modernised including: replacement kitchen, shower room, windows and doors. The property also offers two parking spaces in the courtyard to the left and private rear garden with a lovely west, south westerly aspect.



Price £180,000

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.



- End-terraced house
 - Recently refurbished & modernised
 - Open plan living
 - Living area
 - Refitted kitchen area
- Mezzanine double bedroom
 - Refitted shower room
 - Gas-fired CH & PVC double glazing
 - West south westerly garden
 - Parking for two cars

The property more particularly comprises:

A canopy porch with a double glazed door opening to:

OPEN PLAN LIVING ROOM & BREAKFAST KITCHEN 23'2" x 13'6" (7.06m x 4.11m)
(Measurements include stairs & recess)

REFITTED KITCHEN & BREAKFAST AREA 13'6" x 8'1" (4.11m x 2.46m)
(Measurements include units) having a contemporary range of base and wall units with quartz worktop surfaces incorporating a dining / breakfast bar, recess for washing machine and dishwasher, inset single bowl sink and built-in electric oven and induction hob. Part tiled walls, radiator, laminate wood flooring, double glazed window to front, three ceiling light points and opening to:

LIVING ROOM AREA 15'1" x 13'6" (4.60m x 4.11m)
(Measurements include stairs & recess) having a double glazed window to rear, twin double glazed French doors to the rear garden, radiator, laminate wood flooring, TV aerial point, telephone point, three ceiling light points and stairs with handrails leading up to:

FIRST FLOOR LANDING
Having a door to shower room, an opening to the bedroom, laminate wood flooring, ceiling light point and a built-in cupboard housing the 'Worcester' gas-fired combination boiler, installed in March 2003.

MEZZANINE DOUBLE BEDROOM 13'2" x 8'7" (4.01m x 2.62m)
Having a double glazed window to front, radiator, laminate wood flooring, ceiling light point and an opening overlooking the living room.

REFITTED SHOWER ROOM 7'6" x 10'3" x 4'8" (2.29m x 3.12m x 1.42m)
(Measurements include suite) having a white suite comprising: a low flush w/c and wash hand basin set in a vanity unit; and a large shower cubicle. Part panelled walls, laminate wood flooring, obscure double glazed window, chrome towel rail radiator, extractor fan and ceiling light point.

OUTSIDE

PARKING

The property owns space for two cars side-by-side in the courtyard to the left of the terrace.

GARDENS

The house stands behind a front garden and is approached over a paved pathway, which extends across the front of the house and along the side of the house to the rear, where a gate opens to the rear garden. The property benefits from a good sized rear garden with a lovely west south westerly aspect comprising: a paved patio across the rear of the house beyond which is the rest of the garden.

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: B

(Bromsgrove District Council)

EPC RATING: C

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre: take the B4091 Worcester Road. At the mini island take the second exit into the B4091 Rock Hill. Just over the brow of the hill turn left into Hanbury Road, then first left into Wheatridge Road. Take the third left into Barley Croft, then immediate left again where the property will be found at the head of the cul-de-sac, as indicated by the agent's 'for sale' board.

AMP:2232/D1

