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Allan Morris

estate agents



15 Spire View, Bromsgrove, Worcestershire, B61 8DZ

This mews terraced house for the over 55's is well located being within walking distance of the facilities of the town centre and the bus station, offers well appointed accommodation and a single garage to the rear.



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.



Price £210,000

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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.



- **Terrace House**
 - **Over 55's**
 - **Pets Allowed**
 - **Freehold tenure**
 - **Two bedrooms & Shower room**
- **Hallway with fitted cloakroom**
 - **Living room & Fitted kitchen**
 - **Double glazed conservatory**
 - **Garage to rear**
 - **PVC double glazing & Storage heating**

The property more particularly comprises:

An open porch with a double glazed front door to the house, a ceiling light point and a lockable door to a USEFUL STORE CUPBOARD.

HALLWAY

Having a doorframe opening to the kitchen, door to living room, storage heater, ceiling coving, ceiling light point and a door to:

FITTED CLOAKROOM

Having a white low flush w/c and wash hand basin with tiled splashback, tiled floor, extractor fan and a ceiling light point.

FITTED KITCHEN 8'10" x 6'7" (2.69m x 2.01m)

(Measurements include units) having base and wall units with worktop surfaces, single bowl/single drainer sink with a vegetable preparation bowl, recess for washing machine, integrated fridge/freezer, built-in electric oven and four ring electric hob with an integrated cookerhood over. Part tiled walls, tiled flooring, double glazed window to front, wall mounted fan heater and three inset ceiling spotlights.

LIVING ROOM 17'5" x 10'9" (5.31m x 3.28m)

(Measurements include stairs) having a feature fireplace with an electric fire, stairs to first floor, understairs cupboard, storage heater, t.v. aerial point, ceiling coving, two ceiling light points and double sliding patio doors to:

DOUBLE GLAZED CONSERVATORY 8'5" x 7'1" (2.57m x 2.16m)

Having double glazed windows, twin double glazed French doors to the gardens at the rear, power points, wall light point and a light point with a fan.

From the living room, the stairs with balustrade lead up to the FIRST FLOOR LANDING having an access hatch to the loft, storage heater, ceiling light point and a built-in airing cupboard.

BEDROOM ONE 12'9" < 15'0" x 7'5" < 10'9" (3.89m < 4.57m x 2.26m < 3.28m)

Having a built-in double wardrobe with cupboard over, a large cupboard built-in over the stairwell, double glazed window to rear and a ceiling light point.

BEDROOM TWO 11'8" < 14'2" x 4'6" < 5'8" (3.56m < 4.32m x 1.37m < 1.73m)

Having a built-in wardrobe, double glazed window to front, wall mounted electric radiator and a ceiling light point.

SHOWER ROOM 8'6" x 4'10" (2.59m x 1.47m)

(Measurements include suite) having a suite comprising: a low flush w/c; wash hand basin; and a large shower cubicle. Part tiled walls, obscure double glazed window to front, heated towel rail, vanity light with shaver point, wall mounted fan heater, extractor fan and a ceiling light point.

OUTSIDE

GARAGE 18'2" x 8'4" (5.54m x 2.54m)

(Door width 7'0" 2.13m) having a metal up-and-over door to front and a concrete base.

PARKING

Parking spaces are available on a first come, first served basis.

GARDENS

The gardens are communal and maintained by the management company, although the small garden area to the rear of number 15 is generally only used by number 15.

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.

MANAGEMENT COMPANY

The development is managed by Hanover, for which here is a management charge that is currently approximately £128/month that includes: buildings insurance, window cleaning, gardening and Lifeline. Occupation is restricted to over 55's, however, pets are allowed.

COUNCIL TAX BAND: C

(Bromsgrove District Council)

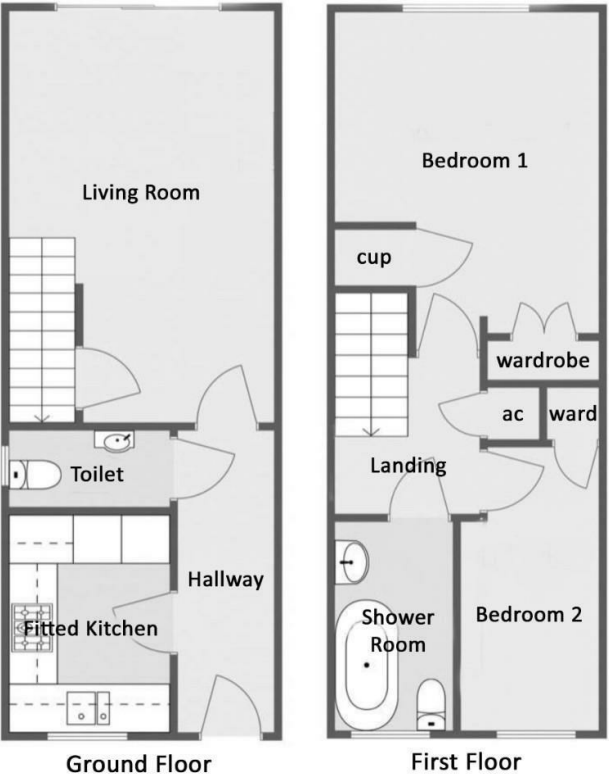
EPC RATING: E

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre, take High Street and bear right into St John Street. At the junction turn right into Market Street, then second left into Recreation Road. At the end of the road turn right into Churchfields, then second left into Spire View, where the property will be found at the head of the cul-de-sac on the right.

AMP:2251/D1



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