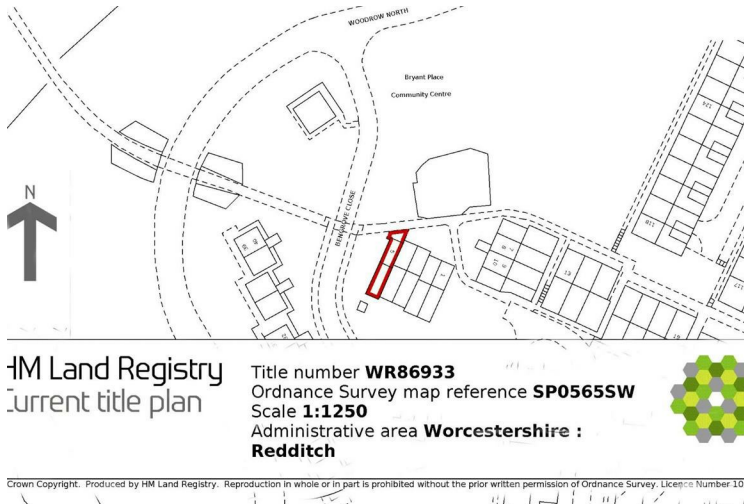


Network of prominent offices providing sales coverage for the following towns and surrounding villages:

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.



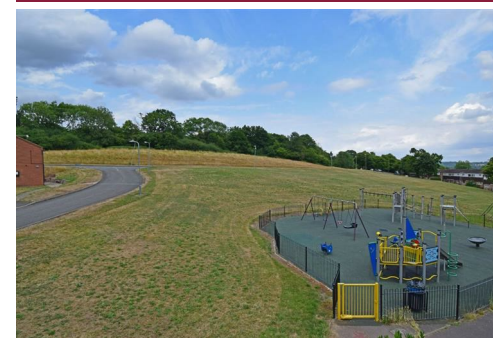
# Allan Morris

## estate agents



5 Bengrove Close, Woodrow North, Redditch, Worcestershire, B98 7SX

This end-terraced house is situated in an established residential area, convenient for commuting to Birmingham and the facilities of Redditch town centre. The house has PVC double glazing, good sized accommodation and private gardens with a lovely south westerly aspect.



Price £175,000 '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.



- **End terraced house**
  - **Two bedrooms**
  - **Bathroom**
  - **Reception hall**
  - **Fitted kitchen**
- **Living room**
  - **PVC double glazing**
  - **Electric heating**
  - **Private south westerly garden**
  - **Open aspect to front**

The property more particularly comprises:

A canopy porch with a double glazed front door opening to the RECEPTION HALL having stairs to the first floor, door to living room, storage heater, two fuse boards (installed in February 2022), ceiling light point and a door frame opening to:

**FITTED KITCHEN 10'2" x 6'1" (3.10m x 1.85m)**

(Measurements include units) having base and wall units with worktop surfaces, single bowl/single drainer sink with a vegetable preparation bowl and recesses for washing machine, cooker and an upright fridge/freezer. Part tiled walls, double glazed window to front and a ceiling light point.

**LIVING ROOM 11'8" < 17'7" x 12'0" (3.56m < 5.36m x 3.66m)**

(Measurements include cupboard & recesses) having an understiars cupboard, double glazed sliding patio doors to the rear garden, a wall mounted electric radiator, t.v. aerial point, telephone point and two ceiling light points.

From the hall, the stairs with a handrail lead up to the FIRST FLOOR LANDING having an obscure double glazed window to the side, access hatch to the loft, ceiling light point and an airing cupboard built-in over the stairwell with a lagged hot water tank.

**BEDROOM ONE 12'0" x 8'10" < 10'0" (3.66m x 2.69m < 3.05m)**

(Measurements include recess) having a double glazed window to the rear, wall mounted electric radiator and a ceiling light point.

**BEDROOM TWO 12'0" x 6'0" < 6'8" (3.66m x 1.83m < 2.03m)**

(Measurements include recess) having a double glazed window to the front, wall mounted electric radiator and a ceiling light point.

**BATHROOM 6'6" x 5'10" (1.98m x 1.78m)**

(Measurements include suite & recess) having a low flush w/c, pedestal wash hand basin and a panelled bath with shower and screen over. Part tiled walls, wall mounted electric fan heater, extractor fan and a ceiling light point.

**OUTSIDE**

**PARKING**

There are parking spaces to the side and rear of the property that are available on a first come, first served basis.

**GARDENS**

The house stands behind a small lawn and is approached over a tarmac path. At the rear of the house a gate opens to the rear garden. The property benefits from a private tiered garden with a lovely south westerly aspect and a paved patio to the rear of the house.

**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**

(Redditch Borough Council)

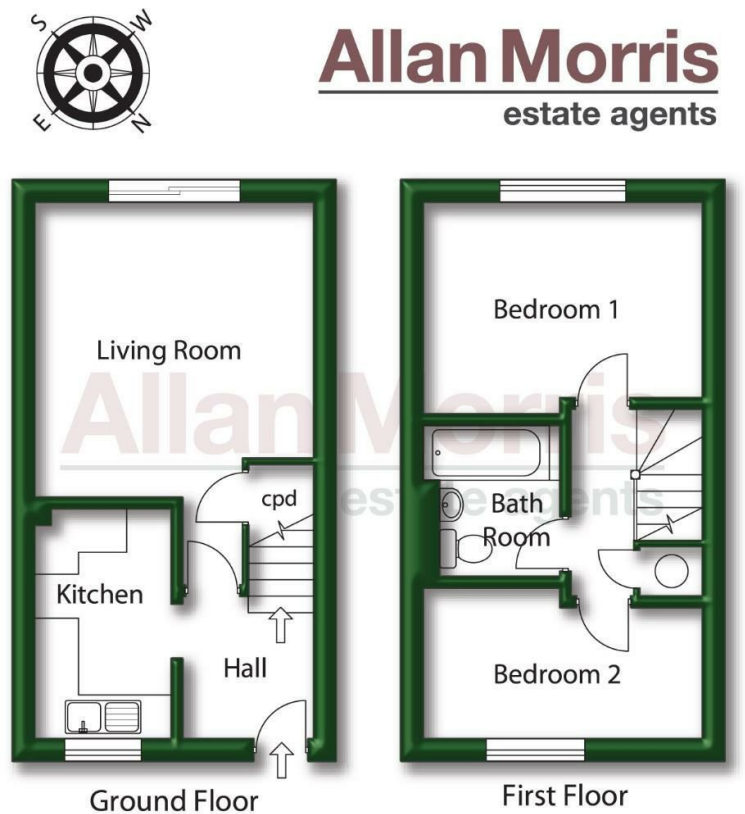
**EPC RATING: D**

(Energy Performance Certificate)

**DIRECTIONS**

From Redditch town centre: take the A441 Alcester Highway (following the signs for Evesham and Alcester), at the island by MacDonalds take the first exit (following the signs for the hospital) into Rough Hill Drive. At the next island take the second exit into Woodrow North, then take the second turning on the right into Bengrove Close, where the property will be found on the left, as indicated by the agent's 'for sale' board.

AMP:2248/D1



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