



En-Suite



Ten
Worcestershire
Offices

**ALLAN MORRIS
& PEACE**
WORCESTERSHIRE

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**'Auskerry House'
Bromsgrove
Worcestershire**

Mayfair
Office,
London



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Lounge



Lounge



GARDENS

(Front) The property is approached via a driveway leading to the property at the head of a cul-de-sac, with off road parking for numerous vehicles and stone and paved area to the front of property with side flower bed planted with shrubs and seasonal plants. A paved path at side of dwelling gains access to the rear garden. With open fields to the side of the property with mature trees and holly bushes.

(Rear) A generous paved patio with side path beyond which is natural flower beds. There is a lawn with well stocked flower beds and borders, side stone area for seating and a raised decking area ideal for sitting out during the summer months. The property has fields to side and rear and is not overlooked with mature hedging with a natural atmosphere. Three PIR wall lights. To the side is a pedestrian gate to front with storage area and a pergola with climbing clematis.

GENERAL INFORMATION

TENURE The vendor advises us that the property is **FREEHOLD**. Allan Morris & Peace 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.

FIXTURES & FITTINGS Only those items expressly mentioned in these sales particulars will be included in the sale price.

DRAINAGE Provided by a Bio-Disc sewerage system shared with five other properties.

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.

LETTINGS If you would like to rent your property out, or alternatively rent a property from us, contact our **Letting Department** on 01527 919820.

INDEPENDENT MORTGAGE AND FINANCIAL ADVICE

We believe that all our clients should have access to independent advice in order to purchase their new home, and offer exclusive access to independent advice via Derek Young Financial Management Ltd., who specialise in both mortgage and financial advice across the full range of products. They would be pleased to offer any assistance required. Simply ask your contact at Allan Morris & Peace for more details or telephone Sandra Sylvester on 01527-63547/62124.

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AMPB: 0522/D3

'Auskerry House'
Bromsgrove
Worcestershire

Price:

A beautifully presented detached dormer style residence built in 2003 and located on a select development on the periphery of Bromsgrove. The dwelling offers excellent spacious and flexible living accommodation of approximately 3800 square feet and briefly comprises:

Ground Floor

Open Entrance Porch; Reception Hall; Cloakroom; 'L' shaped Lounge; Dining Room; Family Room; Office; 27' Kitchen with Breakfast Room and Utility.

First Floor

A spacious 'L' shaped galleried Landing; Master Bedroom Suite with fitted wardrobes and En-Suite Bathroom; Guest Bedroom with En-Suite Shower Room; Three Further Bedrooms and House Bathroom.

Outside

The property enjoys a pleasant aspect overlooking views to the side and rear, with a Double Garage with off road parking for several vehicles and Gardens to the Front and Rear.

The property has UPVC Double Glazing, Gas-Fired Central Heating.

**Viewing is strictly by prior appointment via the sole selling agents:
Allan Morris & Peace, 18 High Street, Bromsgrove, B61 8HQ.
Telephone: (01527) 874646**

All measurements and dimensions mentioned in these sales particulars are approximate. 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 & Peace.

The accommodation more particularly comprises:

Open entrance porch with canopy and wall light point, brick floor, wood and obscure double glazed front door to:

RECEPTION HALL Having stairs to first floor and under stair area, two single panel radiators, UPVC leaded light double glazed window to front, three wall light points, alarm panel, two ceiling light points, door to family room, door to breakfast kitchen, double door to dining room, lounge, office and door to:

CLOAKROOM Having a contemporary white suite comprising: Low flush w.c., 'Kohler' ceramic circular wash hand basin set into vanity unit with small tiled stand and mixer faucet, UPVC obscure leaded light window to front, single panel radiator, extractor fan and ceiling light point.

FAMILY ROOM 27'4" x 13'6" (8.35m x 4.13m) Having UPVC leaded light window to front, UPVC double glazed window to side, single panel radiator, double panel radiator, t.v. aerial point and four ceiling light points. This room has been designed for possible conversion to a granny/teenager suite, subject to any of the necessary permissions.

BREAKFAST KITCHEN 27'1" x 16'2" (8.27m x 4.95m) decreasing to 13'4" (4.08m)

KITCHEN AREA Having base and wall mounted units with concealed lighting over work top surfaces, stainless steel single bowl/single drainer sink and vegetable preparation bowl and mixer tap, part tiled walls, space and plumbing for automatic dishwasher, built-in 'eye-level' Whirlpool oven and grill and four ring gas hob with cooker hood over, space for upright fridge/freezer (including water point), larder cupboard, two wall mounted glass display cupboards, single panel radiator, telephone point, eighteen inset ceiling spot lights and door to utility.

BREAKFAST AREA Having a single panel radiator, t.v. aerial point and four inset ceiling spot lights.

UTILITY 13'7" x 5'6" (4.15m x 1.69m) (including units) Having base units with work top surfaces, stainless steel single bowl/single drainer sink unit, part tiled walls, space and plumbing for automatic washing machine and tumble dryer, wall mounted Feroli central heating condensing boiler, UPVC obscure double glazed door to rear garden, UPVC window to side and door to double garage.

OFFICE 13'6" x 9'10" (4.12m x 3.00m) Having UPVC window to side, double panel radiator, t.v. aerial point, telephone point and ceiling light point. Currently used as dining room.

DINING ROOM 16'3" x 9'9" (4.97m x 2.97m) Having UPVC window to side, single panel radiator, wall light point and two ceiling light points. Currently used as office.

'L' SHAPED LOUNGE 27'5" x 16'1" (8.36m x 4.92m) and 13'6" x 6'6" (4.11m x 1.98m) Having two UPVC obscure windows to side, two t.v. aerial points, open fire surround, tiled hearth and mantle over, two UPVC windows to rear and UPVC double doors opening to garden patio, two wall light points, double panel radiator, single panel radiator and four ceiling light points.

From the impressive reception hall stairs lead to the FIRST FLOOR LANDING having a beautiful generous galleried landing with central balustrade Fakro skylight and UPVC window to rear, storage cupboard in eaves, access to loft space, double panel radiator, alarm panel, three wall light points, three ceiling light points and door to bedrooms and bathroom.

MASTER BEDROOM SUITE 19'9" x 14'4" (6.02m x 4.39m) (excluding wardrobes) Having UPVC double glazed dormer windows to rear and side, telephone point, fitted shelves either side of bed space, storage cupboard in eaves, t.v. aerial point, single panel radiator, double wardrobe with hanging rail and shelf and door to:

EN-SUITE BATHROOM 11'11" x 9'7" (3.63m x 2.92m) Having a low flush w.c., pedestal wash hand basin and mixer tap, panel bath with mixer tap and Grohe mixer shower over with tiling behind, part tiled walls, wall mounted heated towel rail, UPVC obscure window to side, three inset ceiling spot lights and extractor fan.

GUEST BEDROOM 17'0" x 9'7" (5.18m x 2.92m) (excluding wardrobe) Having UPVC leaded light dormer window to front, storage in eaves, built-in double wardrobe with hanging rail and shelves, telephone point, t.v. aerial point, ceiling light point and door to:

EN-SUITE SHOWER ROOM Having a white suite comprising: Low flush w.c., pedestal wash hand basin with mixer tap and splash back, double shower cubicle with Mira mixer shower with tiling behind and side screen door, Fakro skylight, wall mounted heated towel rail, wall mounted light with shaver socket, extractor fan and ceiling light point.

BEDROOM THREE 17'0" x 9'5" (5.18m x 2.87m) increasing to 14'9" (4.50m) (maximum) Having a vaulted ceiling with restricted head height, UPVC leaded light window to front, UPVC dormer window to side, single panel radiator, two storage cupboards in eaves, telephone point, ceiling light point and t.v. aerial point.

BEDROOM FOUR 9'9" x 13'3" (2.99m x 4.06m) Having UPVC dormer window to rear, single panel radiator, t.v. aerial point and ceiling light point.

BEDROOM FIVE 11'0" x 10'11" (3.37m x 3.32m) (into window) Having UPVC leaded light dormer window to front, single panel radiator, built-in double wardrobe with hanging rail and shelves, ceiling light point and t.v. aerial point.

HOUSE BATHROOM 9'7" x 8'1" (2.94m x 2.47m) Having a white suite comprising: Low flush w.c., pedestal wash hand basin with mixer tap, panel bath with mixer tap and hand held shower attachment and Grohe mixer shower over bath with tiling behind and side screen, part tiled walls, heated towel rail, Fakro skylight, wall mounted light with shaver point, extractor fan and ceiling light point.

WALK-IN CUPBOARD With storage space in eaves and ceiling light point.

WALK-IN AIRING CUPBOARD With Heatrae Sadia Heatstore water unit and pine storage racks and ceiling light point.

OUTSIDE

DOUBLE GARAGE 17'1" x 17'3" (5.21m x 5.19m) Having twin roller doors, alarm panel, concrete floor, UPVC double glazed window to side, power points, four fluorescent strip lights and pedestrian door to utility.