



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) <b>A</b>		
(81-90) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		53
(49-54) <b>E</b>	44	
(21-48) <b>F</b>		
(1-40) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(41-100) <b>A</b>		
(31-40) <b>B</b>		
(21-30) <b>C</b>		
(11-20) <b>D</b>		
(1-10) <b>E</b>	43	49
(1-10) <b>F</b>		
(1-10) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Network Of  
Worcestershire  
Offices

**ALLAN MORRIS  
& PEACE**  
WORCESTERSHIRE

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**91 Sanders Road  
Bromsgrove  
B61 7DQ**



**Price: £79,950**

**NO UPWARD CHAIN**

**This fourth floor apartment is ideally located for the amenities of Bromsgrove Town Centre in a quiet and secluded location.**

**The internal accommodation briefly comprises: Communal Entrance Hall with steps to fourth floor, Entrance Hall, Living Room, Double Bedroom, Fitted Kitchen and Bathroom.**

**The apartment also benefits from PVC double glazing, electric storage heating, storage cupboard and off road parking.**

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(v) Allan Morris & Peace will not be liable, in

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The accommodation more particularly comprises:

A obscure glazed door with telephone entry system gives access to the communal entrance hall, having stairs up to fourth floor and a door to the:

**ENTRANCE HALL** Having a built in storage cupboard, ceiling light point, telephone point and doors to Lounge and Bathroom.

**LOUNGE 11'8" x 11'4" (3.56m x 3.45m)** Having a 'Velux' window to the front, television aerial point, ceiling light point, electric storage heater and doors to Storage cupboard and Airing Cupboard.

**KITCHEN 9'5" x 6'11" (2.87m x 2.10m)** Having a range of base and wall mounted units with working top surfaces, stainless steel single bowl/single drainer sink unit, space for washing machine and fridge and built in pantry. Part tiled walls, double glazed window to the side and ceiling light point.

**BEDROOM 11'8" x 8'4" (3.56m x 2.54m)** having a double glazed dormer window to the front, electric storage heater and ceiling light point.

**BATHROOM** Having a low flush w/c, pedestal wash hand basin and panel bath with shower over. Part tiled walls and ceiling light point.

The property benefits from an allocated parking space with ample visitor parking and is situated in a secluded location with views over south Bromsgrove.

### **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.

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

**DIRECTIONS** From Bromsgrove office turn left onto High Street then immediately left onto Worcester Road. Bear left at the junction then turn first right onto Sanders Road (just after Broad Street DIY) and continue along turning first left, where the property will be found in the third block on the left hand side.

**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 880600.