



Meadowhill Crescent | | Redditch | Worcestershire

Offers in Excess of £200,000

Meadowhill Crescent

| Redditch

***Extended semi detached traditional house
– Three generous bedrooms***

A most well proportioned, traditional semi detached house with a larger third bedroom. Extended and benefitting from a sunny aspect longer than average rear garden. Well placed for views across a green, and considered easily reachable for Redditch town centre amenities, sought after schooling, community facilities, bus and road transport links to surrounding areas. The layout briefly comprises: Initial porch, entrance hallway with under stairs cupboard. Excellent lounge, with brick feature fireplace and hearth, bay window to front and double doors leading into an extended dining room. This has wooden flooring and patio doors to the rear garden. A fitted kitchen of good proportion sits aside, with wall and base units, sink, slot in oven and space for fridge and washing machine, door returns to the hallway. Upstairs has three generous bedrooms, bedroom three of 8'4 x 8, plus storage cupboard. A separate w.c. sits off the landing, with a shower room placed at the front. Outside, the rear garden is laid mainly with lawn and hedged to sides, has an initial patio and rear shed. The front driveway can accommodate 2 cars. Other benefits include majority double glazing, electric heating and OFFERED WITH NO CHAIN FOR IMMEDIATE POSSESSION.



Details

Porch

Hall

Living Room

20' 11" into bay x 11' 11" (6.37m x 3.63m)

Dining Room

11' 11" x 10' 4" (3.63m x 3.15m)

Kitchen

11' 0" x 10' 0" (3.35m x 3.05m)

Stairs rise to first floor

Bedroom 1

14' 8" into bay x 11' 11" (4.47m x 3.63m)

Bedroom 2

12' 0" max x 11' 0" (3.65m x 3.35m)

Bedroom 3

8' 4" x 8' 0" (2.54m x 2.44m)

Shower Room

W.C.



Please Note: These plans are for information only and not to scale.
Tenure: We have been advised by our vendor that the property is (tbc by solicitors).
Council Tax Band: (tbc by solicitors).



GROUND FLOOR
 APPROX. FLOOR
 AREA 574 SQ.FT.
 (53.3 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 487 SQ.FT.
 (45.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1061 SQ.FT. (98.6 SQ.M.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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