



Plymouth Road, Redditch

Offers in Excess of £250,000

Features:

- Three bedroom semi-detached house
- Delightful front lounge
- Impressive L shaped kitchen/diner
- Rear conservatory
- Upgraded bathroom
- Particularly well laid out rear garden with summer house
- Attached storage, ample front driveway
- EPC Rating = E

Description:

Occupying one of the well-established traditional areas in Redditch, popular for easy reach of both the railway and bus stations, shopping centre, pubs, restaurants and cinema, as well as good road transport links out of the town.

The property has been carefully upgraded to provide a most impressive family home which briefly comprises: Double glazed entrance porch, attractive hallway, with under stairs cupboard and decorative radiator cover. Front lounge having grey decoration and carpeting, bay window to front and wall mounted flame effect fire. Stunning L shaped kitchen/diner, featuring integrated electric hob, oven, integrated fridge/freezer, dishwasher and washing machine and breakfast bar, as well as ample dining table space. The rear conservatory is open to the kitchen, has a wall heater and door to rear garden.

Upstairs has a pleasant landing with window to side, wardrobes are featured in the two main bedrooms, and single bedroom three is utilised as a study. The layout is completed by an upgraded family bathroom, with both a bath and separate shower enclosure and feature tiling to walls. Outside: The front driveway is block paved, and has electric lighting to side walls, a storage facility is set to side which would take bikes or other equipment. The rear garden has some artificial turfing in front of replaced decking, beyond this steps lead up to a lawn with mature floral borders, and further paving reaching to the top terrace which houses a superb summer house. There is also a green house. Other benefits include: Double glazing and combination gas central heating.



Details:

Porch

Hallway

Lounge

13' 0" into bay x 11' 6" (3.96m x 3.50m)

L shaped Kitchen/diner

18' 0" max w x 13' 0" max d (5.48m x 3.96m)

Conservatory (open to kitchen)

8' 1" x 8' 0" (2.46m x 2.44m)

Stairs rise from hallway to first floor landing

Bedroom 1

13' 0" x 10' 3" to chimney breast (3.96m x 3.12m)

Bedroom 2

11' 1" max w x 10' 11" (3.38m x 3.32m)

Bedroom 3

7' 1" x 6' 5" (2.16m x 1.95m)

Bathroom

8' 4" x 5' 10" (2.54m x 1.78m)

Attached Storage

14' 7" x 6' 6" (4.44m x 1.98m)

EPC Rating:

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406956.



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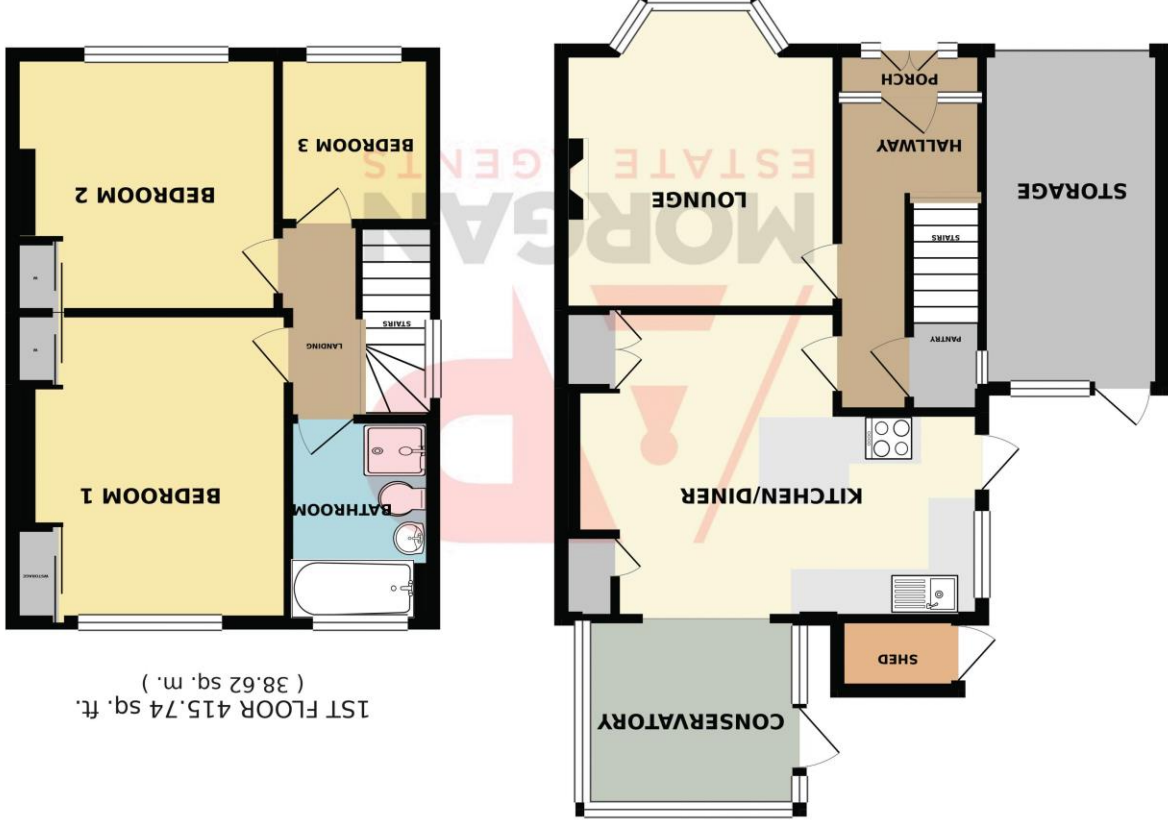
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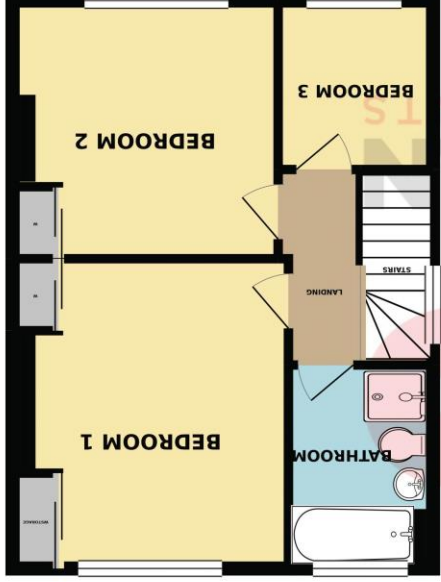
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GROUND FLOOR 620.26 sq. ft. (57.62 sq. m.)



1ST FLOOR 415.74 sq. ft. (38.62 sq. m.)



TOTAL FLOOR AREA : 1035.99 sq. ft. (96.25 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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