

172 BIRMINGHAM ROAD, REDDITCH, B97 6EN
ASKING PRICE £300,000

A STUNNING REFURBISHED THREE BEDROOM SEMI-DETACHED HOME OFFERED WITH NO ONWARD CHAIN!!!

This beautifully presented home has been lovingly refurbished over the last 6-12 months, meaning we offer for sale an outstanding property of a very impressive standard. The property offers; stunning living room with bay window, a lovely brand new fitted kitchen with many integrated appliances, open plan dining/family room to the kitchen, two good double bedrooms with feature cast iron fire places, third single bedroom, a ground floor brand new full bathroom, PLUS a brand new first floor shower room too, a stone chipped driveway to the front with lawned area and a generous garden to the rear. Viewing is essential to fully appreciate this property. **NO CHAIN!!!**

EPC -In progress .
Council Tax Band - C.
Tenure - Freehold (subject to solicitor confirmation).

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these



Approach

A stone chipped driveway leads up to the front of the property, with lawned area and some shrubs to the side, side gate access to the rear garden and main front entrance via a canopied main entrance door into;



Entrance Hall

With stairs leading off to the first floor, a handy built-in storage cupboard beneath, doors lead off to;



Living Room

17'10" max x 11'1" max (5.44m max x 3.39m max)
With bay window to the front.



Bathroom

6'3" max x 6'0" max (1.93m max x 1.84m max)
Bath with shower over, low level WC and pedestal wash basin, window to side.



Open Plan Kitchen/Dining/Family Room

17'2" max x 16'11" max (7'4" max kitchen area) (5.24m max x 5.18m max (2.24m max kitchen area))
An open plan Dining/Family Room area with the fitted kitchen off. Kitchen offers many integrated appliances, door to a rear porch area which in-turn leads out to the rear garden.



First Floor Landing

With doors to built-in cupboard housing the boiler, doors lead off to;

Bedroom One

14'4" max x 11'1" max (4.37m max x 3.38m max)
With feature cast iron fire place.



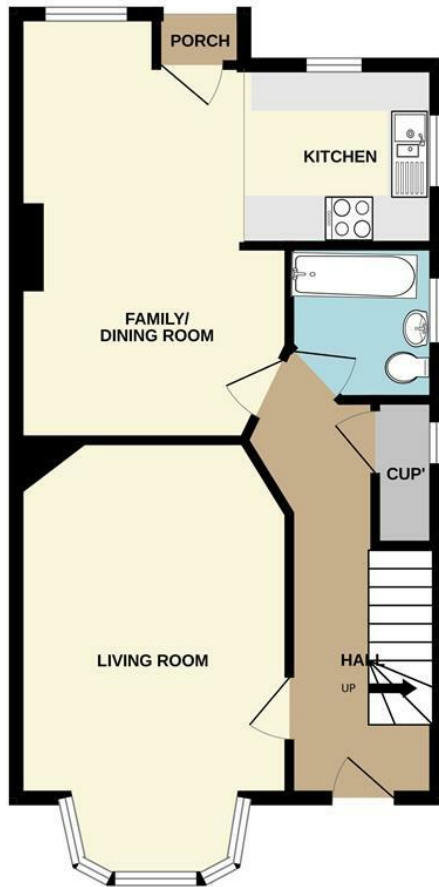
Bedroom Two

14'2" max x 10'7" max (4.32m max x 3.23m max)
With feature cast iron fire place.

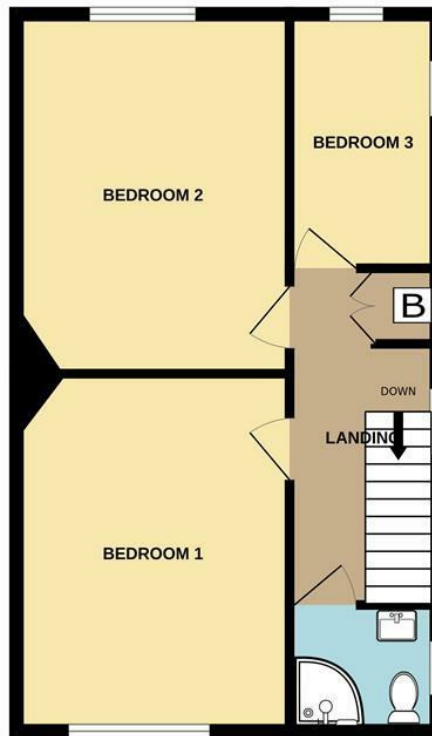




GROUND FLOOR
539 sq.ft. (50.0 sq.m.) approx.

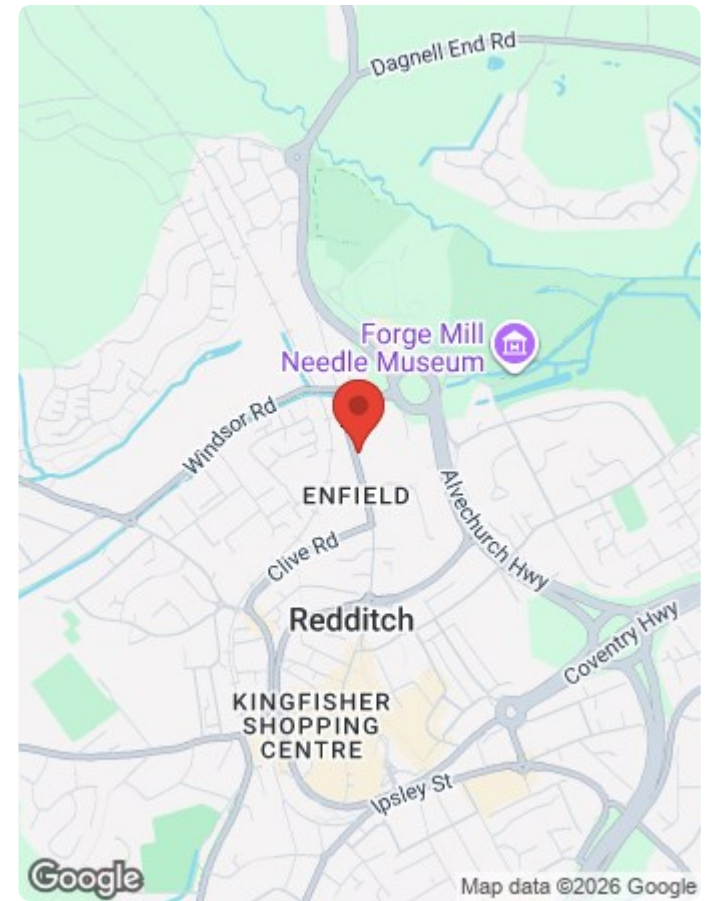


1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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