



23 BREDON VIEW, REDDITCH, B97 5EA
OFFERS OVER £375,000

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AN IMPRESSIVE FOUR BEDROOM SEMI-DETACHED HOME SET IN THE MUCH REQUESTED DISTRICT OF HEADLESS CROSS, REDDITCH!

This vastly extended and much improved semi-detached home offers a wealth of accommodation, spread out over three floors in this highly sought after location. This exceptional home offers; living room, separate dining room, extended breakfast kitchen, conservatory, utility, guest WC, three bedrooms on the first floor (with en-suite to bedroom one and main family bathroom), on the top floor is a further bedroom and office/study area. There is a driveway to the front and a storage garage to the side. A very generous garden may be found at the rear!! Viewing is advised.

Approach

A driveway at the front leads to the storage garage & main entrance via an enclosed entrance porch leading into;

Hallway

Door to a storage cupboard, stairs off to the first floor, doors to living room & kitchen.

Living Room

14'7" max x 14'7" max (4.46m max x 4.47m max)

Breakfast Kitchen

10'9" max x 10'6" max (3.28m max x 3.21m max)

Which leads open plan into a breakfast area with breakfast bar, door to storage garage and leads further open plan into;

Utility Area

15'3" max x 5'11" max (4.66m max x 1.81m max)

(Measurements include the breakfast area. Leads to Guest WC & door at the side to the patio/rear garden.

Guest WC

Dining Room

9'11" max x 9'3" max (3.04m max x 2.84m max)

With sliding patio doors out to;

Conservatory

9'8" max x 9'4" max (2.97m max x 2.85m max)

With double doors leading out to the patio & rear garden.

Landing

A large landing area with door to cupboard, further stairs to the second floor and doors off to;

Bedroom One

11'11" (not into door recess) x 10'11" max (3.65m (not into door recess) x 3.34m max)

With door leading into;

En-suite

8'2" max x 5'4" max (2.49m max x 1.65m max)

Bedroom Two

11'3" max x 10'9" max (3.44m max x 3.29m max)

Bedroom Three

14'2" max in to recess x 5'10" max (4.34m max in to recess x 1.80m max)

Bathroom

7'6" max into recess x 5'10" max (2.30m max into recess x 1.80m max)

Second Floor

At the top of the stairs access leads off to Bedroom Four and Office/Study area.

Bedroom Four

17'9" max x 14'9" max (5.42m max x 4.51m max)

Restricted head height in parts. Doors lead to storage into the eaves.

Office/Study

10'9" max x 5'11" max (3.28m max x 1.82m max)

Restricted head height in parts.

Storage Garage

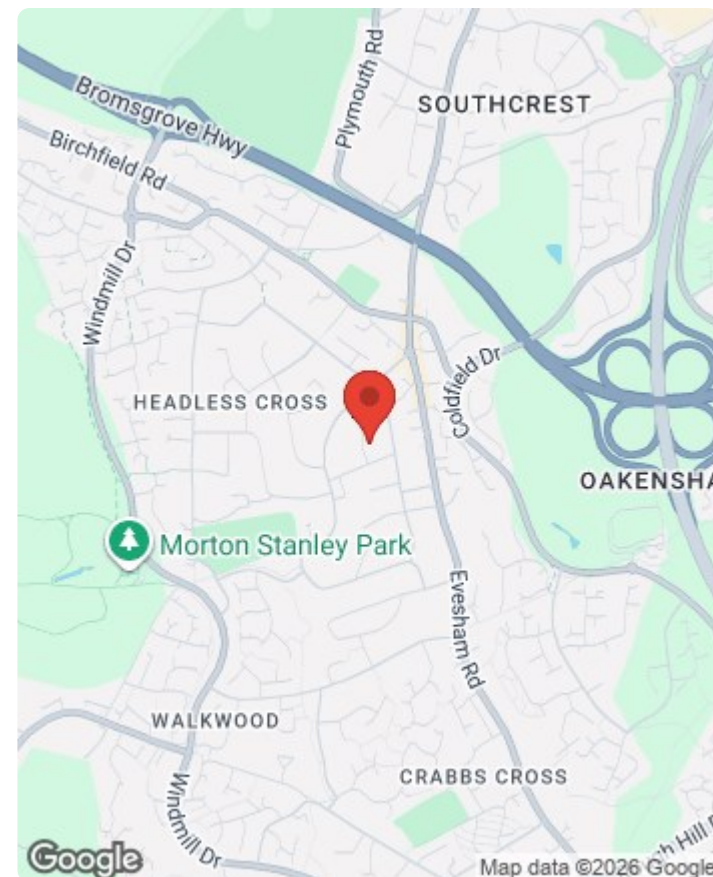
16'4" max x 6'0" (5.00m max x 1.85m)

With wall mounted boiler and storage recess which leads into the understairs area.

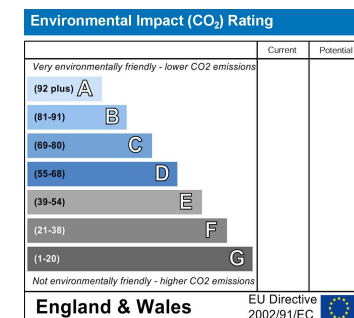
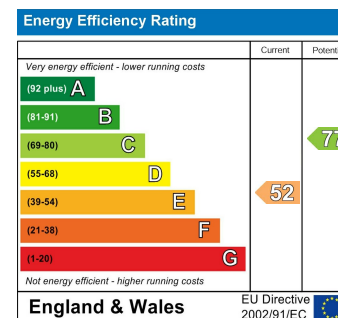
Rear Garden

With paved patio area, steps up to mainly lawn with a final section beyond of mainly paving & pergola.





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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