



100 PROSPECT ROAD NORTH, REDDITCH, B98 8NP
ASKING PRICE £280,000

AN IMPRESSIVE, CHARACTERFUL FOUR BEDROOM DETACHED PROPERTY SET ON A GENEROUS PLOT!!!

This impressive double fronted home is believed to date back to around the 1890's. and thus, it offers a wealth of charm and lovely character features. The property offers; living room, separate dining room, fitted kitchen (with integrated oven, hob and extractor), laundry area, a useful rear porch/boot room, four bedrooms and further shower room to the first floor. To the side of the house is a generous driveway and to the rear is a lovely, spacious garden PLUS an additional secret/sectioned off rear garden to one side. Viewing is advised!!!

EPC -In progress.

Council Tax- 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.



Approach

There is a driveway to the side of the property providing off road parking. To the front, main entrance is via the semi-enclosed porch into the hallway.



Hallway

Stairs to the first floor, doors to the living room & dining room.

Living Room

13'5" max x 12'11" max (4.09m max x 3.95m max)
With door at the rear into the rear porch/boot room.



Dining Room

13'5" max x 10'0" max (4.10m max x 3.05m max)
Leads semi-open plan into;



Kitchen

13'0" max x 5'5" max (3.97m max x 1.67m max)
With integrated oven, hob and extractor, door into pantry/storage cupboard, further door into;



Rear Porch/Boot Room

8'2" max x 5'10" max (2.49m max x 1.80m max)
With door leading out to the rear garden and door into;



Laundry Area

5'6" max x 4'5" max (1.68m max x 1.37m max)
Has the boiler, leads into;



Ground Floor Bathroom

8'6" max x 5'8" max (2.60m max x 1.74m max)

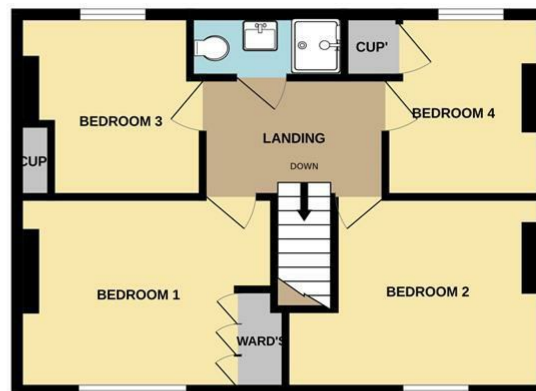




GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.

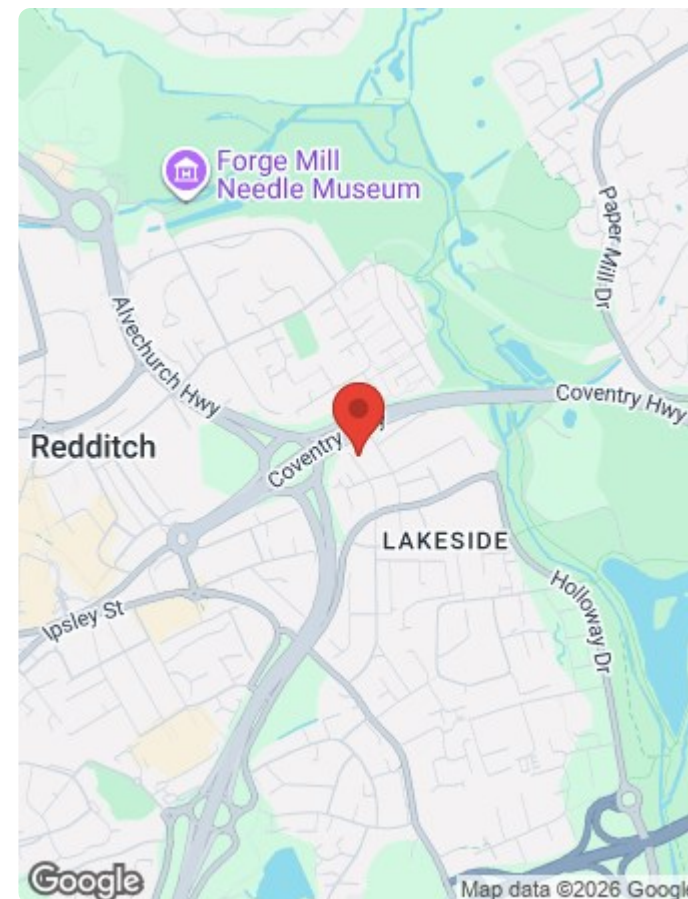


1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (100.0 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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	