



Birmingham Road | Enfield | Redditch | Worcestershire

Offers in Excess of £170,000



# Birmingham Road

Enfield | Redditch

***A well-presented 2 bedroom terraced house  
– Separate lounge & dining room***

A well-presented 2 bedroom terraced house, within reasonable walking distance of the town shopping centre, railway station and bus depot. Close to a popular retail park with a major supermarket and petrol station, accessible for Abbey Stadium and Bordesley Abbey Park.

Close to major highways and commuter routes. The layout comprises: Dining room to front and separate lounge with door to stairs. The modernised kitchen benefits from an inset sink, integrated oven, hob, fridge and freezer, dishwasher, and a utility area with space for further appliances. Upstairs comprises 2 double bedrooms and modernised bathroom with bath, separate walk-in shower, twin basins and toilet.

Outside to the rear presents a garden with both patio and grassed area. To the front there is parking off-road for one car. The property benefits from gas central heating and double glazing. EPC rating D.



# Details

## Dining Room

12' 10" x 10' 8" (3.91m x 3.25m)

## Lounge

12' 10" x 11' 10" (3.91m x 3.60m)

## Kitchen

11' 11" x 6' 11" (3.63m x 2.11m)

## Utility

6' 11" x 4' 8" (2.11m x 1.42m)

## Bedroom 1

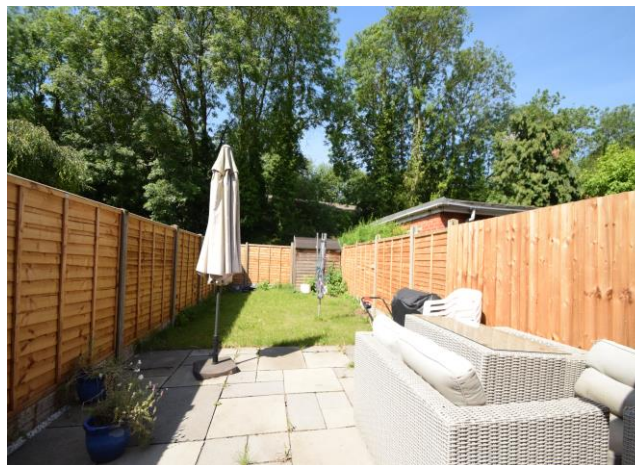
12' 10" x 10' 10" (3.91m x 3.30m)

## Bedroom 2

11' 10" x 9' 9" (3.60m x 2.97m)

## Bathroom

11' 10" x 6' 10" (3.60m x 2.08m)



**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).



**Office Opening Times:** Monday – Friday (9am – 5:30pm) | Saturday (9am – 4pm) | Sunday & Bank Holidays (Closed)

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