



**Arrowdale Road, Redditch**

Offers in Excess of £180,000



**Features:**

- A well-presented 2 bedroom semi-detached house
- Lounge
- Modern kitchen/diner
- 2 double bedrooms
- Fitted bathroom with shower
- Gas C.H. & double glazing
- Off-road parking
- EPC rating to follow

**Description:**

A very well presented 2 bedroom semi-detached house in a quiet residential road. Occupying a sought after area close to a range of popular schools, local shops, community facilities and great road connections to the major highways and into Redditch town centre for further amenities

The property briefly consists, hall, lounge with feature fireplace and bay window, a modern kitchen diner with matching units and cupboards, inset sink, integrated oven and hob, space and connections for washing machine and under counter fridge and freezer, and under stairs storage. Upstairs presents double bedroom 1 benefiting from fitted wardrobes and cupboards, double bedroom 2, and the modern fitted bathroom with electric shower over the bath.

Outside to the front the garden is devoted to off-road parking with a side entrance to the rear garden, which has a patio area, separate decking area, and lawn. The property further benefits from gas central heating, double glazing, and is well positioned for excellent local schools, shops, and road and bus links to the town centre and commuter routes across the region.





## Details:

### Hall

### Lounge

16' 4" into bay x 11' 6" (4.97m x 3.50m)

### Kitchen/Diner

14' 11" x 8' 9" (4.54m x 2.66m)

### Stairs rise to first floor

### Bedroom 1

12' 9" max x 12' 3" (3.88m x 3.73m)

### Bedroom 2

10' 8" x 8' 7" (3.25m x 2.61m)

### Bathroom

7' 5" x 5' 10" (2.26m x 1.78m)

**EPC Rating:** TBC

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** (tbc by solicitors).

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



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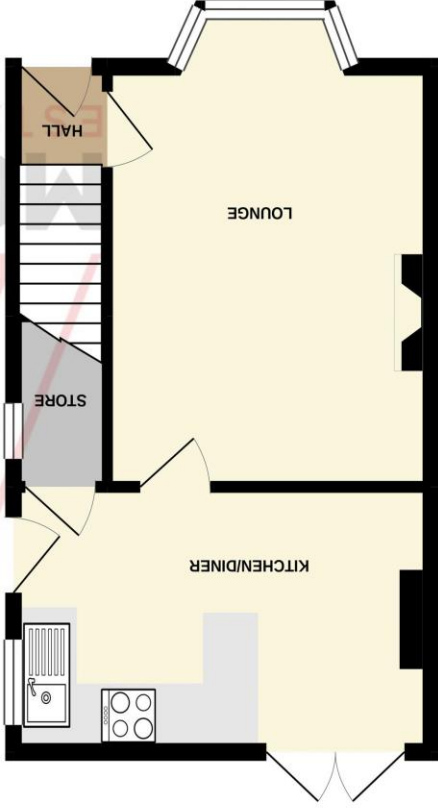
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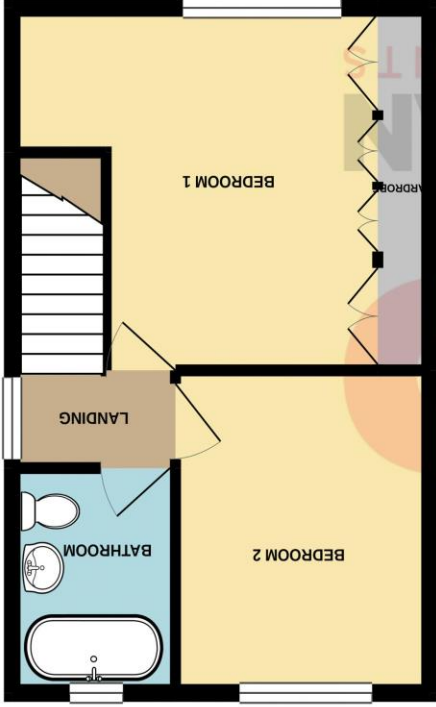
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GROUND FLOOR  
347 sq. ft. (32.3 sq. m.) approx.



1ST FLOOR  
337 sq. ft. (31.3 sq. m.) approx.



TOTAL FLOOR AREA: 685 sq. ft. (63.6 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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