



**Larkfield Road, Redditch**  
Offers in Excess of £140,000



**Features:**

- Two-Bedroom Ground Floor Maisonette
- Garage and Ample Driveway Parking
- Good-sized Pleasant Garden
- Lounge/Diner
- Fitted Kitchen
- Two Bedrooms
- Family Bathroom
- EPC Rating = tbc

**Description:**

This Well-presented Two-Bedroom Ground Floor Maisonette with a Garage and a Generous Garden, enjoys a pleasant corner location within a popular residential area of Greenlands, providing good access to the local amenities, shops, post office, schooling, bus route and to the national highway network.

The layout briefly comprises: Entrance Porch, Hallway, Lounge/Diner, Fitted Kitchen, Two Bedrooms and a Family Bathroom. The property further benefits from a Separate Garage to the side, Ample Driveway Parking, Generous-sized Garden, Double Glazing and Gas-fired Central Heating System.



## Details:

### Entrance Porch

### Lounge/Diner

11' 9" x 9' 7" (3.58m x 2.92m)

### Kitchen

7' 11" x 6' 2" (2.41m x 1.88m)

### Master bedroom

11' 9" x 9' 11" (3.58m x 3.02m)

### Bedroom Two

11' 4" x 6' 9" (3.45m x 2.06m)

### Family Bathroom

8' 0" x 4' 5" (2.44m x 1.35m)

### Single Garage

(not measured)

**EPC Rating:** F

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

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

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





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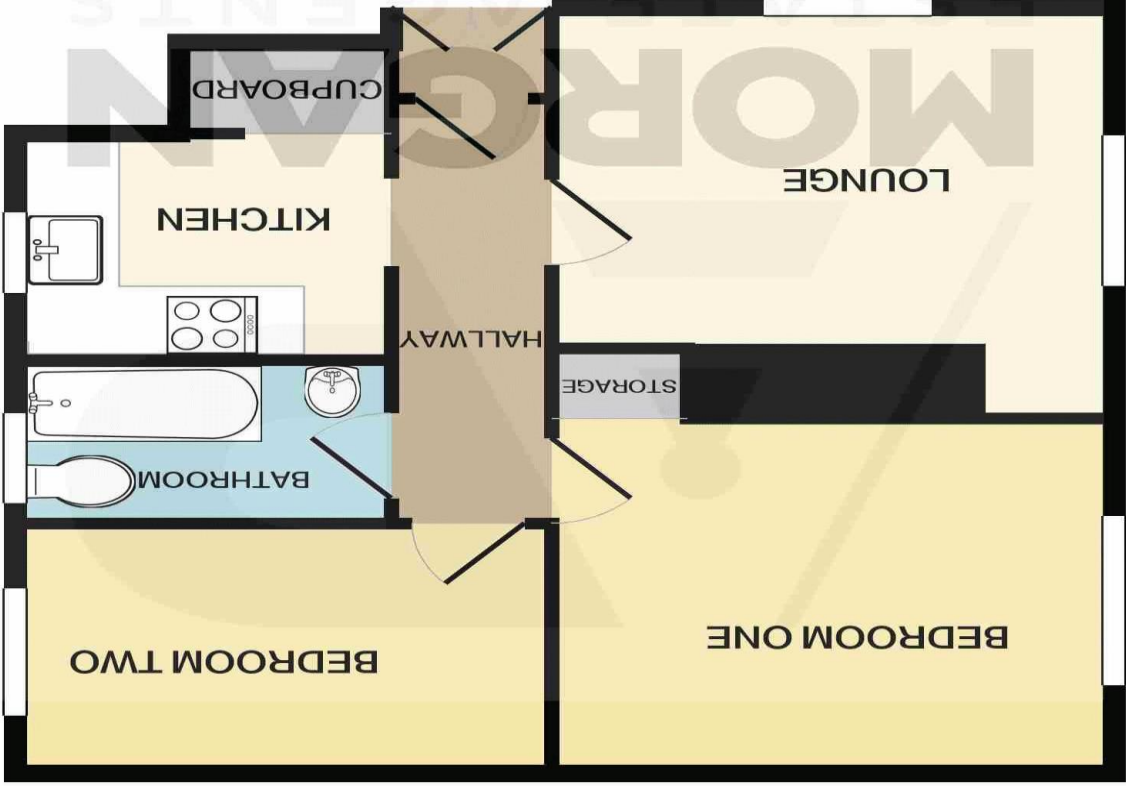
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TOTAL APPROX. FLOOR AREA 474 SQ.FT. (44.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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