



**Plymouth Road, Redditch**  
Offers in Excess of £240,000



**Features:**

- Superb traditional semi detached home
- Three bedrooms
- Open plan lounge/diner/kitchen
- Pleasant rear conservatory
- Family bathroom
- Thoughtfully laid out terraced rear garden
- Off road parking to front driveway
- Epc rating E

**Description:**

A particularly well presented and extended, three bedroom, traditional semi detached home within reach of the town centre. The ground floor is appealingly open plan providing excellent family space, plus a pleasant rear conservatory for retreating to a quiet space. The gardens are of particular note being well laid out on the sloped plot. The property is laid out as follows: Block paved driveway for several cars with steps behind leading up to a sun terrace next to the entrance. Hallway with storage units to the left hand side and cloaks cupboard. The property opens out to an excellent family space, redecorated and tastefully furnished, a recessed fireplace has point for and electric fire with hearth in front and t.v point over, sliding doors across one wall of the dining area providing excellent storage as well as a walk-in pantry on entry to the kitchen. A breakfast bar breaks up the space leading into the extension fitted with ample units, double oven with gas hob and steel extractor over, plumbing for appliances, tall unit housing the fridge/freezer, dual aspect windows and complimenting tiling to walls. Doors lead from the dining area to a substantial conservatory with radiator in place and access to the patio. The first floor accommodation is given over to a main bedroom one, having bay window to front and half height panelling to front wall. Double bedroom two sits at the rear with views over the lovely garden. Bedroom three is a single room to the front of the house. The modern family bathroom has a circular bowl sink set over a wood surface with cupboards beneath, the bath has a mixer shower with screen aside and a tiled floor. Outside to the rear, the garden has an initial seating area with steps up to balustrade terracing with lawn beyond. The upper level contains a two storey chalet style play house which is reasonably new. Other benefits include: Replaced combination gas central heating boiler feeding the radiators and the property has double glazing. The property is close to a golf club and planted gardens, the town centre is walk able making the bus and railway stations commutable for Birmingham. A good range of shops and eating establishments are contained within the shopping centre, as well as a cinema.





**Details:**

**Entrance Hall**

**Open plan kitchen space**

13' 0" to hall door x 6' 6" (3.96m x 1.98m)

**Lounge area**

11' 6" x 10' 10" (3.50m x 3.30m)

**Dining Space**

11' 1" x 8' 1" to cupboards (3.38m x 2.46m)

**Total length of room = 25'4" into bay window**

**Conservatory**

13' 4" x 9' 7" (4.06m x 2.92m)

**Stairs rise from hall to first floor landing**

**Bedroom 1**

13' 9" max into bay x 10' 10" (4.19m x 3.30m)

**Bedroom 2**

11' 2" x 10' 10" (3.40m x 3.30m)

**Bedroom 3**

7' 4" x 6' 6" (2.23m x 1.98m)

**Family Bathroom**

7' 0" x 6' 11" (2.13m x 2.11m)

**EPC Rating:** E

**Council Tax Band:** C (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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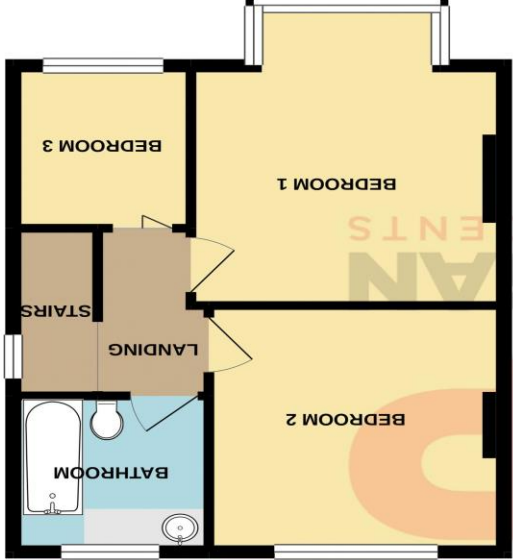
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GROUND FLOOR  
590 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.8 sq.m.) approx.  
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