



**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.**

## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406956, or visit their website for more information: [www.morgants.co.uk](http://www.morgants.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

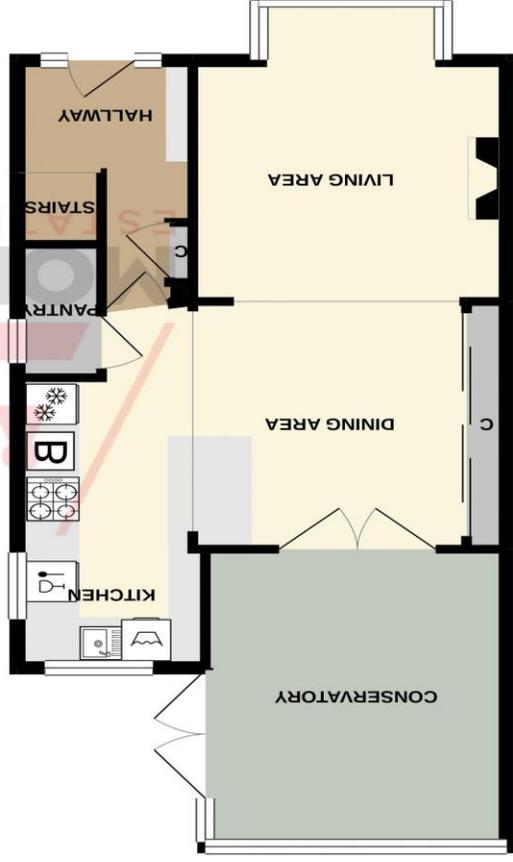
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A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
590 sq. ft. (54.9 sq.m.) approx.



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



What every agent has 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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