



**Arrowdale Road, Redditch**

Offers in Excess of £200,000



**Features:**

- An extended 2 bedroom semi-detached house
- Lounge & dining room
- Kitchen & utility
- 2 double bedrooms
- Bathroom & Guest W.C.
- Ample off-road parking
- Double glazing & gas central heating
- EPC rating TBA

**Description:**

A much improved and extended 2 bedroom semi-detached house in a quiet residential setting. The property briefly comprises, porch, long entrance hall giving access to the lounge, guest W.C. and dining room. The lounge has a large bay window and double doors to the spacious dining room, having a storage cupboard beneath the stairs. From the dining room is the kitchen having matching units and cupboards, integrated gas hob and oven, twin sinks, space for a fridge/freezer, and french doors to the rear garden. Next to the kitchen is the utility room with inset sink, units and cupboards, with space and connections for a washing machine and further appliances.

Upstairs presents 2 double bedrooms, both with built-in wardrobe facilities. The family bathroom has a P-shaped bath with shower and glass screen, along with the toilet, and sink with vanity unit. Outside to the front is dedicated to off-road parking, whilst to the rear is a delightful enclosed garden with water feature, shed, greenhouse, lawns and mature planting and bushes.

The property further benefits from gas central heating and double glazing, and is well placed for excellent local schooling, shops, access to Redditch town centre, the main commuter routes across the region.





**Details:**

**Porch**

**Hall**

**W.C.**

**Lounge**

15' 9" into bay x 11' 4" (4.80m x 3.45m)

**Dining Room**

14' 7" x 9' 3" (4.44m x 2.82m)

**Kitchen**

9' 5" x 9' 0" (2.87m x 2.74m)

**Utility**

9' 5" x 9' 0" (2.87m x 2.74m)

**Stairs rise to first floor**

**Bedroom 1**

12' 3" x 11' 5" (3.73m x 3.48m)

**Bedroom 2**

10' 9" x 8' 4" (3.27m x 2.54m)

**Bathroom**

7' 8" x 5' 10" (2.34m x 1.78m)

**EPC Rating:**

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

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

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



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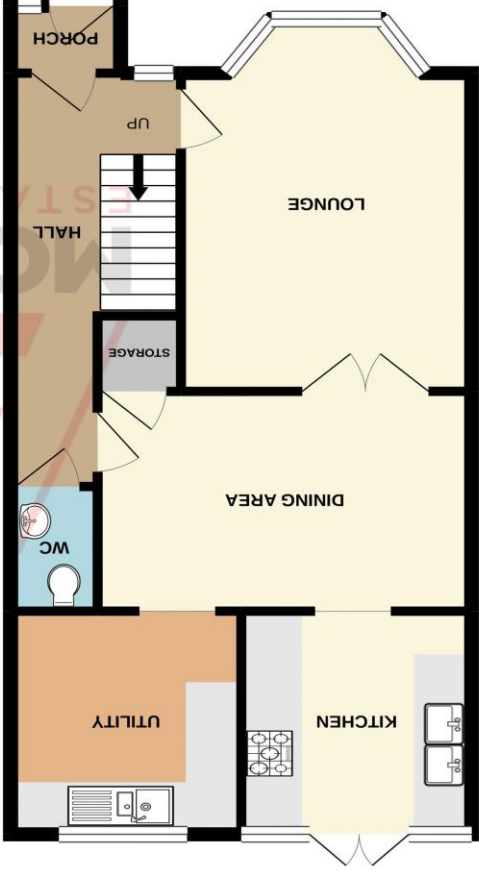
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GROUND FLOOR  
603 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.3 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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