



**Jubilee Avenue, Redditch**

Offers in Excess of £260,000

**360 VIRTUAL TOUR**



**Features:**

- Three bedroom traditional semi detached
- Full width living room extension, plus sitting area
- Separate dining room
- Extended fitted kitchen
- Ground floor w.c.
- Modern family bathroom
- Off road parking plus large garage
- Excellent rear garden. Epc rating D

**Description:**

A 1930's three bedroom traditional semi detached home, benefiting in 2007 from a full width rear extension, replaced garage, enlarged kitchen and front porch. The property sits behind a block paved driveway easily accommodating off road parking for two cars. Entry is via the generous porch with cloaks hooks to right hand side, meter cupboard and the preservation of the original leaded light windows as you enter the hallway. A modern ground floor w.c. sits beneath the stairs. Front dining room with feature bay window and shelved alcove. Pleasant sitting room, with coal effect gas fire to chimney breast and being open to an excellent living room extension, having French doors to the garden. Fitted kitchen, (also extended), featuring a five burner gas hob, built in double oven, plumbing for appliances, inset sink, soft close draws, door to lobby and sun pipe light filter to ceiling. The first floor has two double bedrooms with ample room for wardrobes, plus a single bedroom three. The striking family bathroom is large enough to accommodate a full-sized bath, curved shower enclosure with electric shower fitting, contemporary styling to sink and towel heater. Outside: The rear garden catches the sun for the majority of the day, there are pleasant seating areas, mature shrubs spaced around the garden including some lawn, a shed and green house are also provided. Further benefits include: Combination central heating boiler feeding the radiators and upgraded double glazing. The garage is larger than average with a width of 9'7". The established area is popular for its access to sought after schooling, an abundance of shops at both Headless Cross and Crabbs Cross, including a convenience store, chemist, medical centre and post office. Buses run along the Evesham Road for access to Redditch and out to Alcester/Astwood Bank.





**Details:**

**Extended Porch**

5' 9" x 5' 9" (1.75m x 1.75m)

**Hallway**

**Under stairs w.c.**

**Dining Room**

12' 0" max into bay x 9' 9" (3.65m x 2.97m)

**Sitting Area**

12' 5" x 9' 5" (3.78m x 2.87m)

**Living Room Extension**

20' 2" x 9' 7" (6.14m x 2.92m)

**Fitted Kitchen**

11' 10" x 7' 8" (3.60m x 2.34m)

**Side lobby leading to garden and garage**

**Stairs rise from hall to landing**

**Bedroom 1**

12' 3" max into bay x 9' 8" (3.73m x 2.94m)

**Bedroom 2**

11' 6" x 9' 6" (3.50m x 2.89m)

**EPC Rating: D**

**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.morganfs.co.uk](http://www.morganfs.co.uk)

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Need a solicitor?

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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, [cubereovals.co.uk](http://cubereovals.co.uk), to arrange a survey.

GROUND FLOOR  
828 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.

Whilst every attempt has been 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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TOTAL FLOOR AREA: 1173 sq.ft. (108.9 sq.m.) approx.

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