



**Beoley Road West, Redditch**  
Offers in Excess of £170,000



**Features:**

- Unique semi-detached house
- Substantial living space
- Two reception rooms
- Shower room & GF W/C
- Kitchen & covered side entry
- Office
- Rear garden
- EPC - D

**Description:**

A well-extended and deceptively spacious period style house within reach of Redditch Town centre and providing substantial living space. In brief the property comprises of an entrance hall, lounge, dining room with door leading down to a cellar, modern style kitchen with a range of wall and floor cabinets and breakfast bar, W/C and separate shower room, a covered entry leading to the rear garden that is fitted with electrics and lighting. The first floor accommodates a double bedroom one to the front, a great sized double bedroom two (currently being used as a lounge) leading through to an office space and further study room to the rear, currently being used as a bedroom. The property further benefits from being re-plastered throughout, gas central heating and double glazing. To the rear is a low maintenance paved rear garden, providing two outbuildings for storage or workshop space. Well situated near to Redditch town centre which offers a wide variety of shopping and amenities including eateries, pubs, supermarkets, leisure facilities, bus and rail links and ease of access to major road links for further travel.





## Details:

### Entrance Hallway

### Living Room

11' 11" x 11' 7" (3.63m x 3.53m)

### Dining Room

12' 0" x 11' 10" (3.65m x 3.60m)

### Kitchen

13' 3" x 8' 10" (4.04m x 2.69m)

### Covered Entry

### W/C

### Shower Room

8' 8" x 5' 10" (2.64m x 1.78m)

### Bedroom One

15' 0" x 11' 5" (4.57m x 3.48m)

### Bedroom Two

15' 1" x 11' 11" (4.59m x 3.63m)

### Office

13' 5" x 8' 10" (4.09m x 2.69m)

### Study

9' 4" x 8' 9" (2.84m x 2.66m)

### EPC Rating: D

**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 910 300.



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 910 300, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.co.uk)

Property to sell?

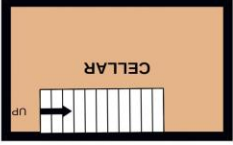
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BASEMENT LEVEL  
117 sq.ft. (10.9 sq.m.) approx.



GROUND FLOOR  
755 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.1 sq.m.) approx.

While 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 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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