



**Birchfield Road, Redditch**  
Offers in Excess of £320,000



**Features:**

- Exceptional semi detached
- Upgraded and landscaped
- Three double bedrooms
- Two reception rooms
- Breakfast kitchen
- Impressive bathroom
- Garage, 4 car parking area and out house
- Epc rating C

**Description:**

A fine example of a restored traditional semi detached property, lavishly upgraded to a particular high standard. The gardens have been landscaped and a 4 car parking area is off set to the rear of the property with a shared access drive towards the front. The appealing interior is as follows: 25ft entrance hall with replaced front door and Karndean flooring running towards the kitchen, the area opens out at the far end giving space for furniture and cloaks storage. Front lounge, having log burning stove to a small inglenook fireplace and curved bay window to front. Rear dining room with coal effect fire to surround, period style cupboards to alcoves and double doors leading to the garden. Breakfast kitchen, being triple aspect, having space for oven, inset sink to wood surfaces, breakfast shelf, plumbing for appliances and double doors to the patio area. The first floor landing has a reading area to front and loft hatch to ceiling. The three double bedrooms have all been decorated and are laid with carpeting. An impressive family bathroom sits to the left, offering a separate bath and mixer shower to enclosure, fitted units incorporating the sink and w.c. with towel shelving between and Karndean flooring. Outside the attractive front garden is gated and has been thoughtfully laid out with borders, stoned areas, rockery and pond. The rear garden has a paved patio leading to the lawn, a detached building houses storage and a w.c. and a gate to side leads across the shared drive towards the parking area where a large A framed timber garage is positioned. Items of note: The property was electrically upgraded, the boiler and radiators have been renewed. The ground floor surface has been treated and the doors and windows have been replaced.





**Details:**

**Entrance Hallway**

**Lounge**

13' 0" into bay x 12' 10" (3.96m x 3.91m)

**Dining Room**

12' 10" x 12' 3" (3.91m x 3.73m)

**Breakfast Kitchen**

19' 3" x 8' 5" (5.86m x 2.56m)

**Stairs rise to first floor landing**

**Bedroom 1**

12' 11" x 12' 5" (3.93m x 3.78m)

**Bedroom 2**

13' 0" x 10' 4" (3.96m x 3.15m)

**Bedroom 3**

14' 8" x 8' 5" (4.47m x 2.56m)

**Bathroom**

11' 0" x 5' 6" (3.35m x 1.68m)

**Out house and separate w.c.**

**Garage**

15' 10" x 8' 0" (4.82m x 2.44m)

**EPC Rating: C**

**Council Tax Band: D** (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 910 300, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.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.

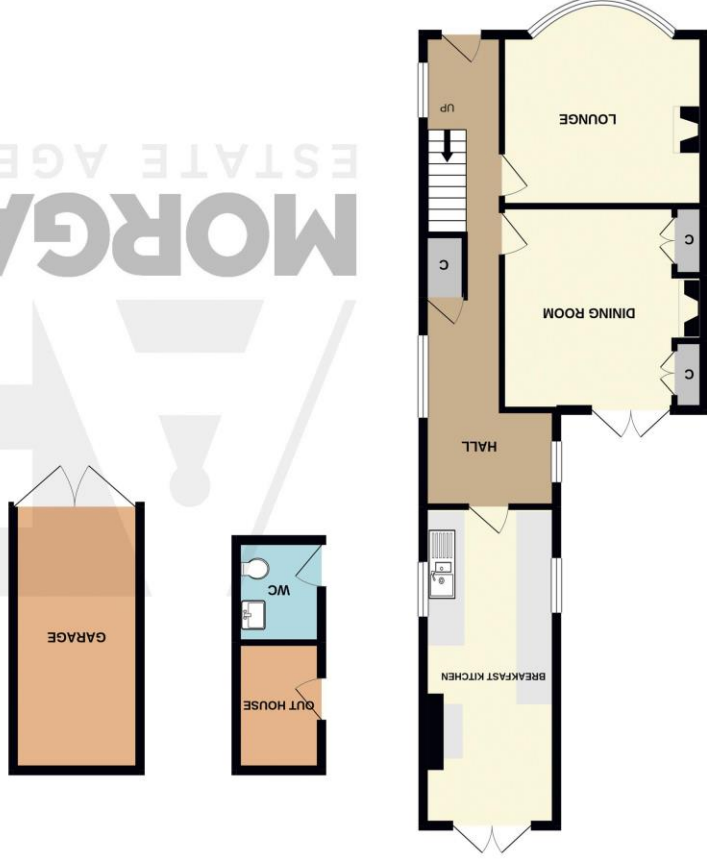
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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  
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



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ESTATE AGENTS

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