



**Southcrest Road, Redditch**

Offers in Excess of £125,000



**Features:**

- Ground floor maisonette
- Two bedrooms
- Living room
- Kitchen
- Shower room
- Gardens and front driveway
- Lease extension
- EPC rating C

**Description:**

A two bedroom, ground floor maisonette with rear garden and parking to front.

The layout briefly comprises: Sliding doors leading to an enclosed entrance porch which is shared by the property above. Hallway having shelved storage cupboard to left and doors to following rooms. Main living room of good proportion overlooking the front and featuring a wall mounted electric fire to chimney breast. Fitted kitchen, with built in oven and gas hob over, inset sink beneath the window, ample cupboards and work surfaces, space and plumbing for appliances. Bedroom one gains access to the garden and benefits from a wall of mirrored wardrobes with sliding doors. Bedroom two faces the rear garden and the larger than average shower room sits to side.

The front drive was put in with a drop kerb fairly recently, the rear garden is laid with paving, has replaced fencing to perimeters and side gate. The property is not over looked from the rear as trees screen the garden beyond.

Gas central heating feeds the radiators and double glazing comes as standard. There is also a useful secure storage cupboard to the right hand side of the property entrance.

The local area is popular for access to a full range of schooling, some local shops in Greenlands along the Studley Road, including a post office and convenience store. The main town is several minutes drive away for excellent shopping and leisure facilities as well as further retail parks for main suppliers.





**Details:**

**Enclosed shared entrance porch**

**Entrance Hallway**

**Living Room**

14' 5" x 10' 8" (4.39m x 3.25m)

**Fitted Kitchen**

9' 4" x 7' 3" both max (2.84m x 2.21m)

**Bedroom 1**

14' 3" x 8' 7" to wardrobes (4.34m x 2.61m)

**Bedroom 2**

10' 9" x 7' 1" (3.27m x 2.16m)

**Shower Room**

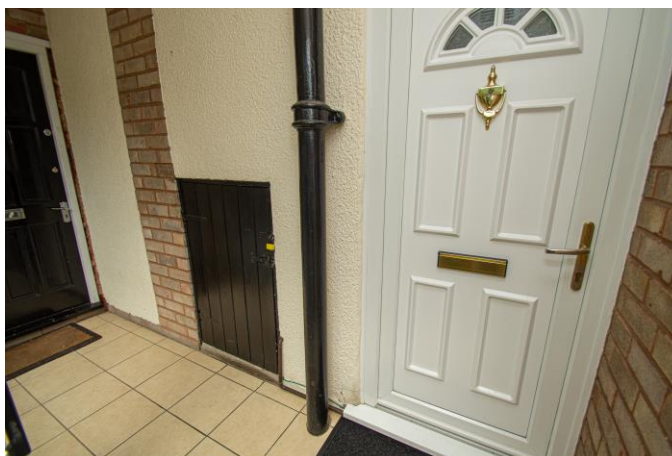
9' 3" x 6' 9" max (2.82m x 2.06m)

**EPC Rating:** C

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

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

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



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GROUND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 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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