



Salop Road, Redditch

Offers in Excess of £300,000

Features:

- Link detached home
- Three bedrooms
- Family bathroom
- Lounge with feature fireplace
- Fitted kitchen and separate dining room
- Conservatory and ground floor shower room
- Beautifully maintained garden
- EPC -

Description:

A well-presented link detached three-bedroom home with a beautifully maintained rear garden placed just south of Redditch Town Centre. The entrance hallway briefly comprises a spacious lounge with large bay window, a door to the rear garden and an electric feature fireplace, dining room with large window overlooking the rear, fitted kitchen with integrated American style fridge freezer, dishwasher, sink and range master cooker. The ground floor also benefits from a conservatory looking out onto the rear garden and pond area, a downstairs shower room providing a shower, sink and WC, and access to the garage with electric and plumbing suitable for a washing machine and tumble dryer. The first-floor landing establishes dual aspect bedroom one with fitted wardrobes and an extra storage area, bedroom two with storage cupboard, well sized bedroom three and the family bathroom providing a bath with shower head, sink and WC. Outside to the rear is a two tiered beautifully maintained private garden inclusive of a pond, decking steps to the second tier, mature shrubs, planted borders, access to an under stairs store, a timber shed and greenhouse. To the front is a block paved driveway with off-road parking for two cars, access to the attached garage and bin store. Furthermore, the property benefits from having gas central heating, double glazing throughout and fully boarded loft space. Well situated the property is close to an assortment of local amenities being just a short walk away from Redditch Town centre. It is also within walking distance of well-regarded schools St Luke's CE First School, Birchensale Middle School and Trinity High School. It is also conveniently placed to access local bus routes, the local train station and motorway networks (M5 & M42).



Details:

Entrance Hall

Lounge

15' 3" x 10' 9" (4.64m x 3.27m)

Dining Room

10' 0" x 9' 9" (3.05m x 2.97m)

Kitchen

14' 8" x 8' 8" (4.47m x 2.64m)

Shower Room

8' 6" x 3' 8" (2.59m x 1.12m)

Conservatory

8' 3" x 12' 3" (2.51m x 3.73m)

First Floor Landing

Bedroom One

15' 3" x 10' 9" (4.64m x 3.27m)

Bedroom Two

12' 0" x 9' 0" (3.65m x 2.74m)

Bedroom Three

7' 8" x 8' 9" (2.34m x 2.66m)

Family Bathroom

6' 6" x 5' 9" (1.98m x 1.75m)

EPC Rating:

Council Tax Band: D (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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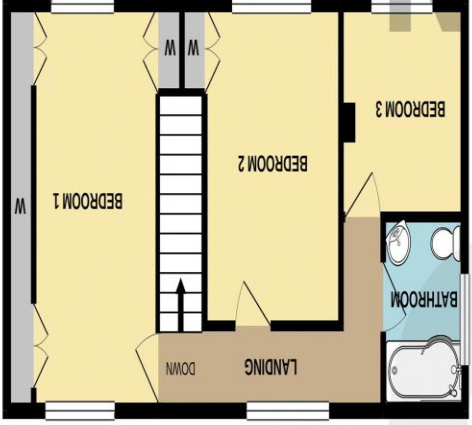
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GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 sq.m.) approx.

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