



**Foxlydiate Crescent, Redditch**  
Offers in Excess of £170,000



**Features:**

- Semi-detached home
- Three bedrooms
- Family bathroom
- Fitted kitchen and separate diner
- Lounge with feature fireplace
- Garage/utility with ground floor WC
- Well maintained rear garden
- EPC - D

**Description:**

A semi-detached three-bedroom home situated in Batchley, Redditch. The ground floor accommodation comprises: Entrance hallway, fitted kitchen with sink and space for freestanding appliances, dining room with sliding patio doors to the rear garden, lounge with feature fireplace and sliding doors to the rear and the garage, currently used as utility space and provides a ground floor WC. The first floor landing establishes: Spacious double bedroom one with space for wardrobes and cupboard space, double bedroom two with cupboard space and view to the rear, well sized bedroom three and the family bathroom providing a large shower, sink and WC. To the rear is a well-maintained garden with initial patio area perfect for garden furniture, leading into lawn with mature shrubs and then a decking area with a storage timber shed. Furthermore, the property benefits from gas central heating, double glazed windows throughout and loft space. Ideally situated in Batchley, the property is within distance to local shops and within close proximity to the Town Centre, Bus and Train Stations. The town of Redditch provides easy access to motorway links (M42, Jct 2&3) and there are good rail and bus links. There are excellent leisure facilities and the Kingfisher Shopping Centre.





**Details:**

**Entrance Hallway**

**Kitchen**

8' 1" x 11' 9" (2.46m x 3.58m)

**Dining Room**

10' 2" x 9' 5" (3.10m x 2.87m)

**Lounge**

12' 0" x 14' 1" (3.65m x 4.29m) Max

**Garage/Utility**

**Ground Floor WC**

**First Floor Landing**

**Bedroom One**

12' 3" x 12' 1" (3.73m x 3.68m) Max

**Bedroom Two**

12' 3" x 9' 5" (3.73m x 2.87m)

**Bedroom Three**

8' 6" x 8' 0" (2.59m x 2.44m)

**Family Bathroom**

6' 2" x 6' 2" (1.88m x 1.88m)

**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 406956.



## How can we help you?

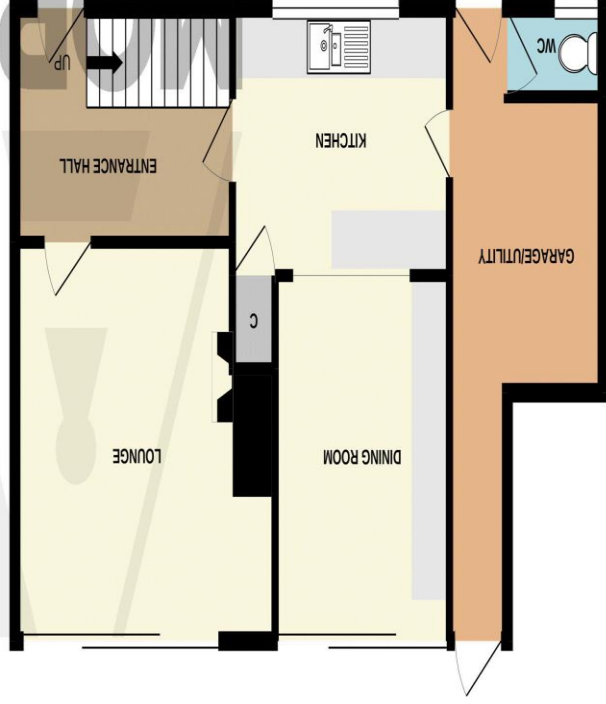
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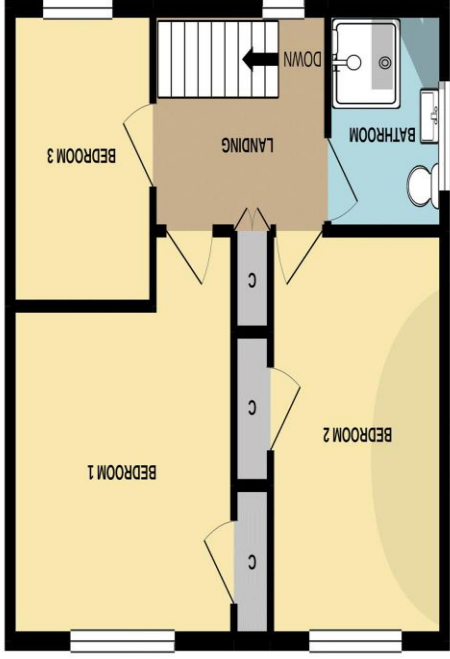
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GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1004 sq.ft. (93.3 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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