



**Birchfield Road, Redditch**  
Offers in Excess of £380,000



**Features:**

- Beautifully presented semi-detached home
- Four double bedrooms
- Open plan kitchen/breakfast room
- Separate dining room and lounge
- Family bathroom
- Expansive garden with veranda
- Private driveway and detached garage
- EPC - D

**Description:**

A beautifully presented, four double bedroom, semi-detached home, boasting character features in the sought-after area of Headless Cross, Redditch. The ground floor comprises: a modern open plan kitchen/breakfast room with space for freestanding appliances and benefitting from double doors leading to the rear garden and three sky lights, ground floor WC, utility room with space for appliances, off the kitchen is a well sized dining room with a feature fireplace, to the front of the property is the spacious lounge featuring a log burner and large bay window. The first-floor landing establishes three good sized double bedrooms, along with the family bathroom featuring an ornate roll top bath with overhead shower, sink and WC. The top floor is home to the master bedroom benefitting from built in wardrobes along with an en-suite shower room. To the rear of the property is an initial paved area, a veranda perfect for outdoor socialising, leading down to an expansive fenced lawn area. To the front of the property is a private driveway with off-road parking and a separate detached garage. Well placed in the popular Headless Cross district, the property is within walking distance of local shops, takeaways, Morton Stanley Park, Pitcheroak Golf Course, and local bus routes. Redditch Town Centre is a short ride away boasting an assortment of amenities such as shops and restaurants along with the local train station.





**Details:**

**Kitchen/Breakfast Room**

19' 0" x 17' 7" (5.79m x 5.36m) Max

**Dining Room**

13' 11" x 12' 3" (4.24m x 3.73m)

**Lounge**

14' 7" x 12' 4" (4.44m x 3.76m)

**Utility Room**

9' 1" x 8' 2" (2.77m x 2.49m)

**Ground Floor WC**

**Master Bedroom and En-suite**

18' 7" x 18' 2" (5.66m x 5.53m) MAX

**Bedroom Two**

13' 6" x 12' 4" (4.11m x 3.76m)

**Bedroom Three**

13' 0" x 12' 2" (3.96m x 3.71m)

**Bedroom Four**

10' 9" x 9' 8" (3.27m x 2.94m)

**Family Bathroom**

**Detached Garage**

**EPC Rating:** D

**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.



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GROUND FLOOR  
923 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR  
665 sq.ft. (63.7 sq.m.) approx.



2ND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



BASEMENT LEVEL  
127 sq.ft. (11.8 sq.m.) approx.



TOTAL FLOOR AREA : 1421sq.ft. (132.0 sq.m.) approx.  
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