



**Melen Street | | Redditch | Worcestershire**

**Offers in Excess of £160,000**



# Melen Street

| Redditch

Three Bedroom, Three Storey End Terraced House – Centrally located for all amenities.

A particularly well presented, End of Terrace Property, offered with **THREE DOUBLE BEDROOMS & TWO BATHROOMS**. Centrally located for access to the railway station, shopping centre, supermarket, bus station and cinema, with good road transport links to surrounding areas. The layout comprises: Front Reception Room, having log burner to brick exposed chimney breast, bay window to front and wood stripped floors. Reception two, with under stairs store cupboard off. Fitted Kitchen, having oven, hob, space for appliances and a small lobby area beyond with cupboards each side. Modern Ground Floor Bathroom, having shower over the bath. The first floor accommodation consists of two double bedrooms, and a small landing leading to turned stairs. This leads up to a superb Master Bedroom, having an excellent well-proportioned En-suite Shower Room built into the rear, featuring exposed brickwork, glass shelving, and eaves storage. The outside rear garden is enclosed by fencing, is laid mainly with paving, has a pond and a shed. Other benefits include, double glazing and gas central heating.



# Details

## Reception Room 1

12' 8" into bay x 10' 11" (3.86m x 3.32m)

## Reception Room 2

11' 11" w x 10' 10" min d (3.63m x 3.30m)

## Fitted Kitchen

12' 3" x 6' 10" (3.73m x 2.08m)

## Ground Floor Bathroom



## Stairs rise from doorway off Reception 2

## Bedroom 2

11' 11" x 10' 11" (3.63m x 3.32m)

## Bedroom 3

11' 0" min w x 10' 10" (3.35m x 3.30m)

## Stairs rise again into:

## Top Floor Master Bedroom

14' 11" x 10' 0" w inc stairs (4.54m x 3.05m)

## Ensuite Shower Room

11' 8" right into shower x 6' 7" d (3.55m x 2.01m)

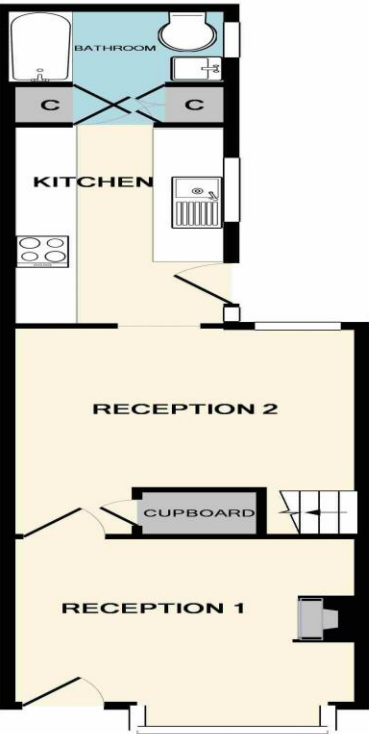




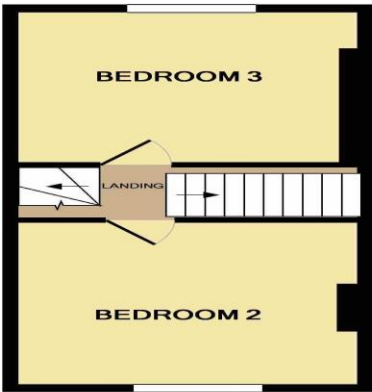
**Tenure:** We have been advised by our vendor that the property is **Freehold** (tbc by solicitors).

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

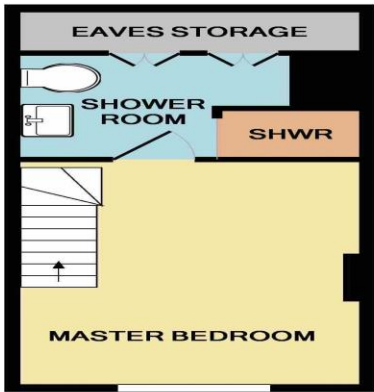
**Please Note:** These plans are for information only and not to scale.



GROUND FLOOR  
APPROX. FLOOR  
AREA 398 SQ.FT.  
(37.0 SQ.M.)

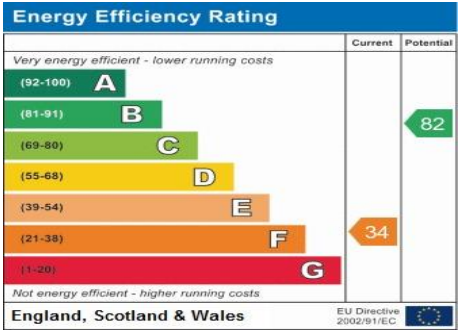


1ST FLOOR  
APPROX. FLOOR  
AREA 246 SQ.FT.  
(22.9 SQ.M.)  
TOTAL APPROX. FLOOR AREA 888 SQ.FT. (82.5 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 244 SQ.FT.  
(22.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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