



Vicarage Crescent | | Redditch | Worcestershire

Offers in Excess of £215,000

Vicarage Crescent | Redditch

CHAIN FREE – Close to the Redditch Train Station

*** CHAIN FREE *** This traditional semi-detached home sits in a well-established road close to a local shop, parks and sports facilities, as well as accessible for both the bus and railway stations in the town centre, making it popular with commuters.

Well-presented internally, having a number of attractive features, the property layout briefly comprises: Entrance hallway, front sitting room with bay window, dining room with patio doors leading to the timber built conservatory, kitchen with door to the side patio of the garden, two outbuilding one used as a separate WC and utility closet.

Stairs leading to landing: Master Bedroom has a bay window, second double bedroom and third good sized bedroom. Family Bathroom has bath, shower cubicle and basin with a toilet. The impressive family bathroom has been upgraded to modern standards to incorporate both a bath, walk-in shower and WC.

Outside the rear garden is of generous length, with an elevated patio area with steps leading up to a mature garden with a pen which was previously used to keep chicken. Other benefits include: 2/3 car parking to front driveway and garage.

EARLY VIEWING ESSENTIAL.



Details

Entrance Hall

Lounge

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

Dining Room/ 2nd Reception Room

13' 0" x 11' 3" (3.96m x 3.43m)

Conservatory/ Lean to



Kitchen

8' 11" x 7' 4" (2.72m x 2.23m)

Outhouse utility

Outhouse WC

Stairs to First Floor Landing

Master bedroom

13' 0" x 11' 3" (3.96m x 3.43m)

Bedroom 2

13' 9" x 10' 7" (4.19m x 3.22m)

Bedroom 3

8' 3" x 6' 11" (2.51m x 2.11m)

Family Bathroom

Separate Toilet

Garage



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

Council Tax Band: C (tbc by solicitors).

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



Total floor area 128.0 sq. m. (1,378 sq. ft.) approx

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Office Opening Times: Monday – Friday (9am – 5:30pm) | Saturday (9am – 4pm) | Sunday (Closed)

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