



Plymouth Road ,
Redditch, B97 4PB

Jeremy
McGinn & Co 

Offers In The Region Of £500,000



An Imposing and Impressive Detached family home situated in a sought-after area, within a short walk of the town centre, with woodland outlook to the rear over Pitcheroak Golf course.

This fabulous property is set well back from the road over a good size frontage providing parking for several vehicles and access to the integral Garage with electric door. A Canopy Porch with front door opens into a large Reception Hall with Karndean flooring and an impressive staircase to the first floor. Solid timber doors throughout the ground floor provide access to several rooms including; a large Living room to the front with a feature multi-fuel burner set on a stone hearth and a large bay window, the Kitchen with a comprehensive range of fitted cupboards, a Rangemaster 5-ring cooker, an integral fridge/freezer, and, door and window to the rear garden.

From the hall, a further door leads to a good size Inner Lobby which lends itself very well as a Study area and allows access to the Downstairs WC, a large cupboard and the side covered passage and the Garage. From the inner lobby access opens into a further Dining/Family room with triple bi-fold doors and a window to rear and the garden.

Upstairs, a split-level landing leads to Five Bedrooms, the fifth bedroom currently set up as a Dressing room with fitted dressing tables, mirrors with lighting and good storage. A room which many would envy. The Master Bedroom has fitted wardrobes, an Ensuite shower room and two large windows with Juliette Balcony overlooking the garden and the great views



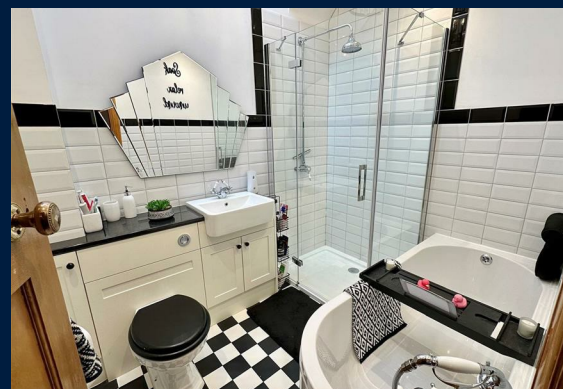
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beyond. There are Three further Double Bedrooms two of which have fitted wardrobes. There is also a modern Family Bathroom suite which includes a large shower enclosure and a separate bath with velux window overhead.

Outside; the large Rear Garden has a sunny Westerly aspect with two large decked areas and a Garden Bar, a Summer house and a Hot tub, perfect for family entertaining, along with a good size lawn to far rear.





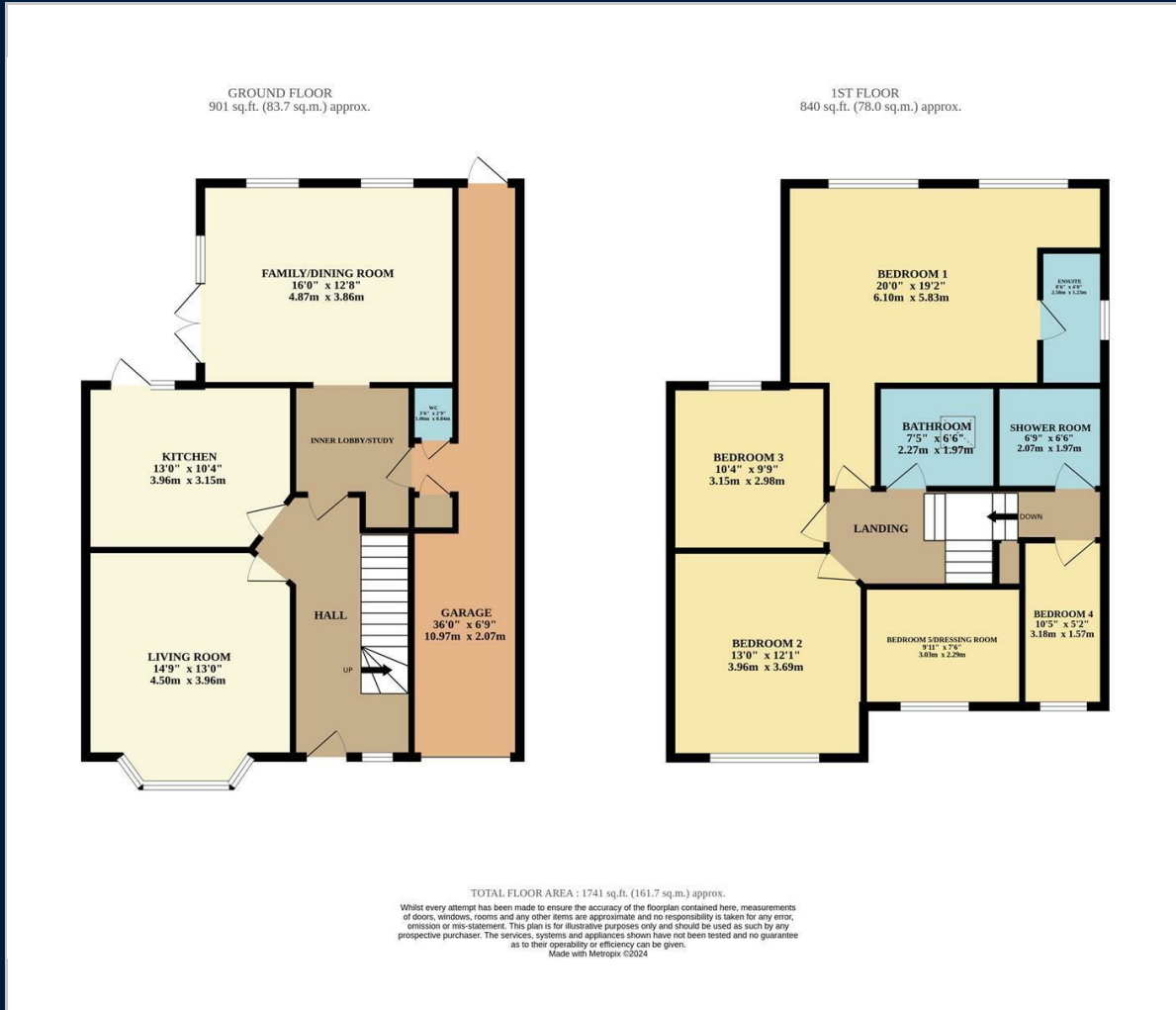
Tax Band: E

Council: Redditch

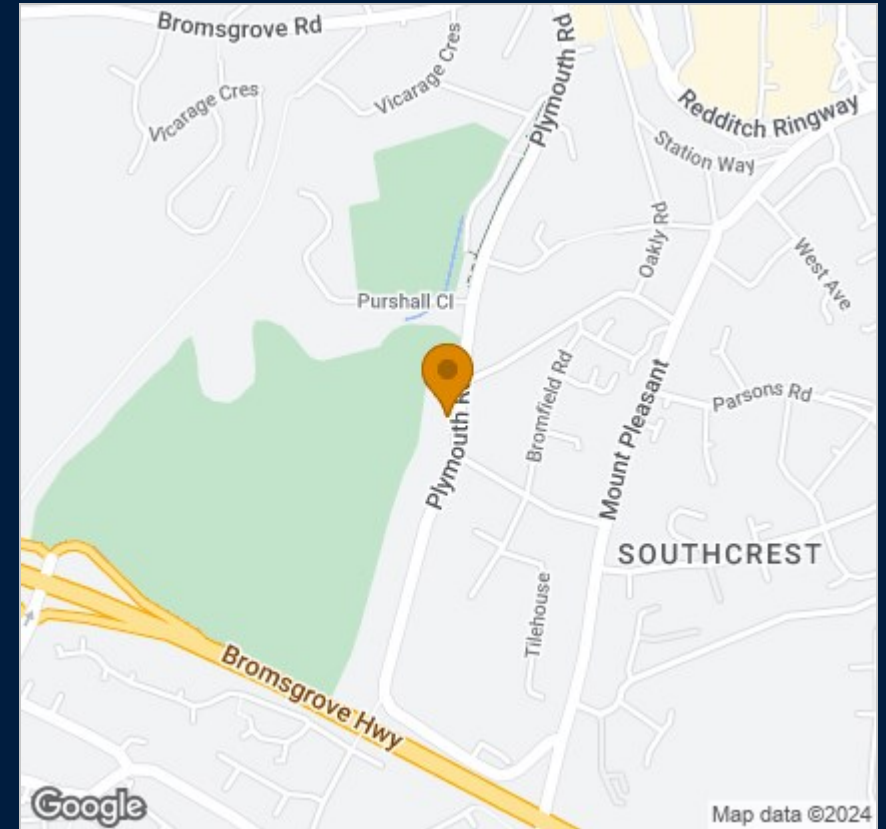
Tenure: Freehold

Plymouth Road is a mature and sought-after road with many impressive traditional-style detached family homes close to the town centre of Redditch, backing onto mature woodland and Pitcheroak Golf club. Redditch itself offers a great selection of shops in the Kingfisher Shopping Centre, Cafes, Restaurants, a Cinema and the Train and Bus Station provide excellent travel links to nearby towns and Birmingham. The modern road system of the town provides fast access to the major Midlands Motorway network including the M40, M42 and M5.

Floor Plan



Map



Energy Performance

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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