



Mason Road, Redditch, B97 5DA

£250,000



**KING**  
HOMES

**\*\* NO ONWARD CHAIN \*\*** Traditional Three-Bedroom Semi-Detached **\*\*** Situated in the sought-after area of Headless Cross, offering spacious and flexible accommodation arranged over three floors. The property includes two reception rooms, a fitted kitchen, a generous family bathroom, and a good-sized top-floor bedroom. Outside enjoys a mature rear garden with patio areas, lawn, and useful storage sheds. Conveniently located close to local amenities, schools, and transport links, this property presents an excellent opportunity to create a lovely family home in a desirable location.



This well-presented three-bedroom traditional semi-detached property is set within a highly sought-after residential area of Headless Cross, ideally placed for access to local amenities, shops, schooling, the bus route, and the town centre.

The accommodation is arranged over three floors and offers spacious and versatile living. The ground floor comprises a welcoming entrance hall leading into a bright and comfortable living room with a feature bay window, followed by a well-proportioned dining room and a fitted kitchen positioned to the rear, providing access to the garden.

To the first floor, there are two good-sized bedrooms along with a generous family bathroom fitted with both bath and separate shower facilities. The second floor offers a superb third bedroom, spanning the full width of the house and providing a lovely private retreat.

Outside, the property enjoys a generous rear garden with a paved patio area and steps leading up to a further paved terrace and lawn. The garden is fully enclosed by fencing, offering a good degree of privacy, and includes two useful sheds for storage.

The property further benefits from double glazing and a central heating system. This is an excellent opportunity to acquire a characterful home in a desirable location, perfect for families or professionals alike.

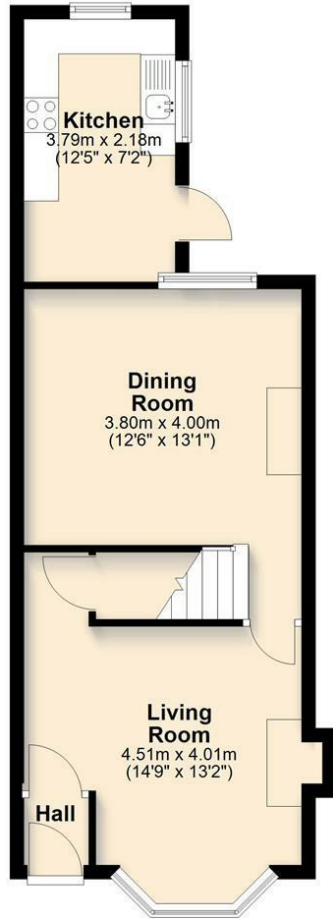
|             |                                |
|-------------|--------------------------------|
| Hall        |                                |
| Living Room | 14'9" x 13'1" (4.51m x 4.01m)  |
| Dining Room | 12'5" x 13'1" (3.80m x 4.00m)  |
| Kitchen     | 12'5" x 7'1" (3.79m x 2.18m)   |
| Landing     |                                |
| Bedroom 1   | 10'7" x 13'1" (3.24m x 4.00m)  |
| Bedroom 2   | 8'9" x 9'8" (2.68m x 2.97m)    |
| Bathroom    | 12'5" x 7'0" (3.79m x 2.15m)   |
| Bedroom 3   | 17'10" x 13'1" (5.45m x 4.00m) |





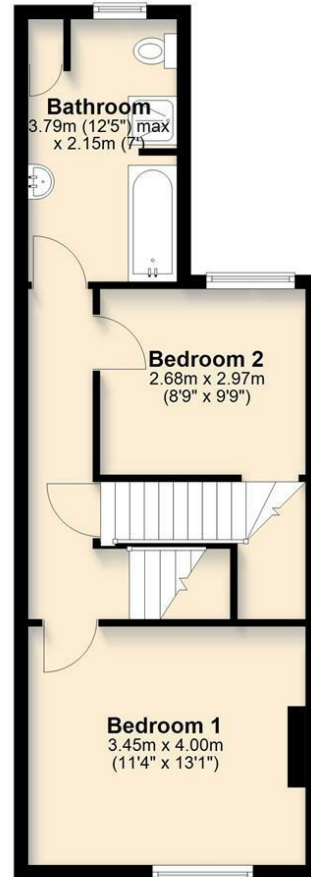
### Ground Floor

Approx. 42.0 sq. metres (452.3 sq. feet)



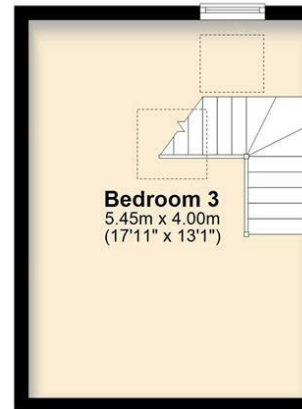
### First Floor

Approx. 41.6 sq. metres (447.7 sq. feet)

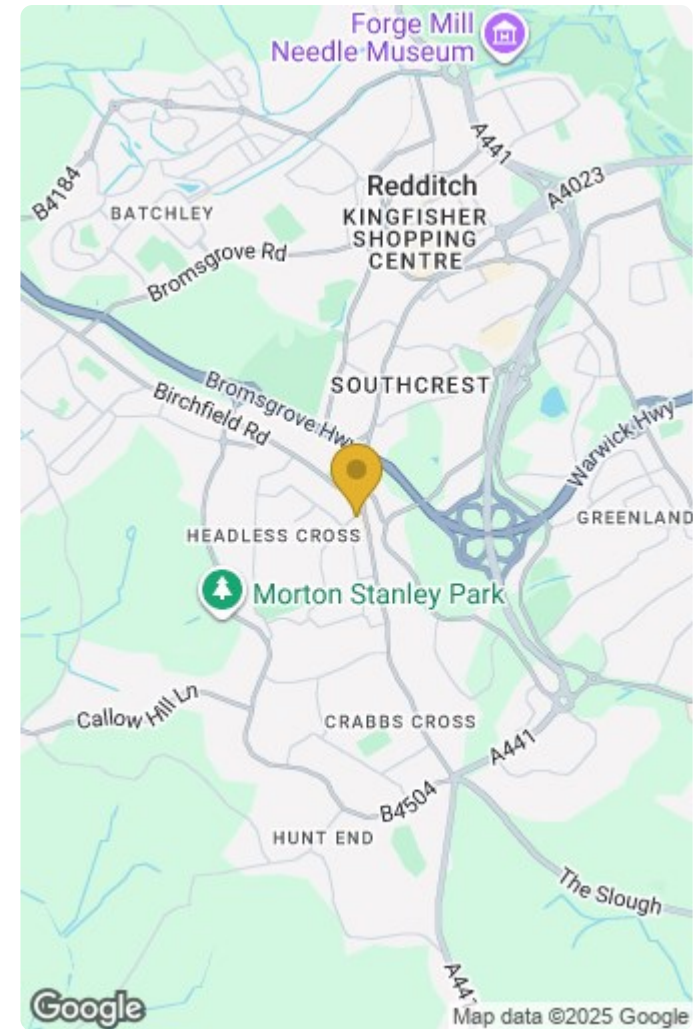


### Second Floor

Approx. 21.8 sq. metres (234.6 sq. feet)



Total area: approx. 105.4 sq. metres (1134.6 sq. feet)



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |