



103 Plymouth Road, Redditch, Worcestershire, B97 4PH

Offers Over £350,000

Allan Morris
estate agents

103 Plymouth Road, Redditch, Worcestershire, B97 4PH

"A STUNNING NEWLY RENOVATED PROPERTY"

This freehold semi-detached family home, situated in a desirable residential area close to Pitcher Oak Woods and Golf Course, is within walking distance of the railway station, bus station and facilities of the town centre.

The house has PVC double glazing, gas-fired central heating and has been modernised and refurbished, offering well appointed accommodation of approximately 1,065sqft, comprising: a reception hall with toilet; open plan living room & refitted kitchen; family room/orangery; first floor landing; three bedrooms; and a refitted bathroom.

In addition, the property benefits from a gravel drive with parking for 3 to 6 cars and a good sized and landscaped rear garden.





DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller and have not checked any legal documentation. Any points of interest or concern should be verified by your legal representative.
- Allan Morris & Peace have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate and may include recesses, suites, cupboards and wardrobes.

KEY POINTS

- Gas-fired central heating.
- PVC double glazing.
- Freehold tenure.
- Floor area of 1,065sqft.
- Potential to extend, subject to planning permission.
- Gravel drive for 3 to 6 cars.
- Hallway with toilet, open plan living room & refitted breakfast kitchen, Family room/Orangery.
- Landing, 3 bedrooms, refitted bathroom, boarded loft.
- Energy Performance Certificate, band C.
- Council Tax Band C (Redditch Borough Council).





INCLUSIONS

- Carpets & floor coverings as fitted
- Fireplace & gas fire in lounge
- Kettle tap, electric oven, induction hob, wine cooler, integrated dishwasher & washer dryer in kitchen

DESCRIPTION

GROUND FLOOR

- **OPEN PORCH** with a composite double glazed front door to:
- **RECEPTION HALLWAY** with a door to:
- **TOILET**
- **OPEN PLAN LIVING ROOM & FITTED BREAKFAST KITCHEN**
- **LIVING ROOM AREA** 5.54m x 3.66m (18'2" x 12'0")
- **REFITTED BREAKFAST KITCHEN AREA** 5.64m x 2.51m (18'6" x 8'3")
- **FAMILY ROOM / ORANGERY** 5.05m x 2.77m < 2.97m (5.05m x 9'1" < 9'9")

FIRST FLOOR

- **LANDING** with access hatch and pull-down ladder to boarded loft with light point.
- **BEDROOM ONE** 3.89m x 3.20m (12'9" x 10'6")
- **BEDROOM TWO** 3.30m x 3.23m (10'10" x 10'7")
- **BEDROOM THREE** 2.24m x 2.24m (7'4" x 7'4")
- **REFITTED BATHROOM** 2.24m x 1.85m (7'4" 6'1")



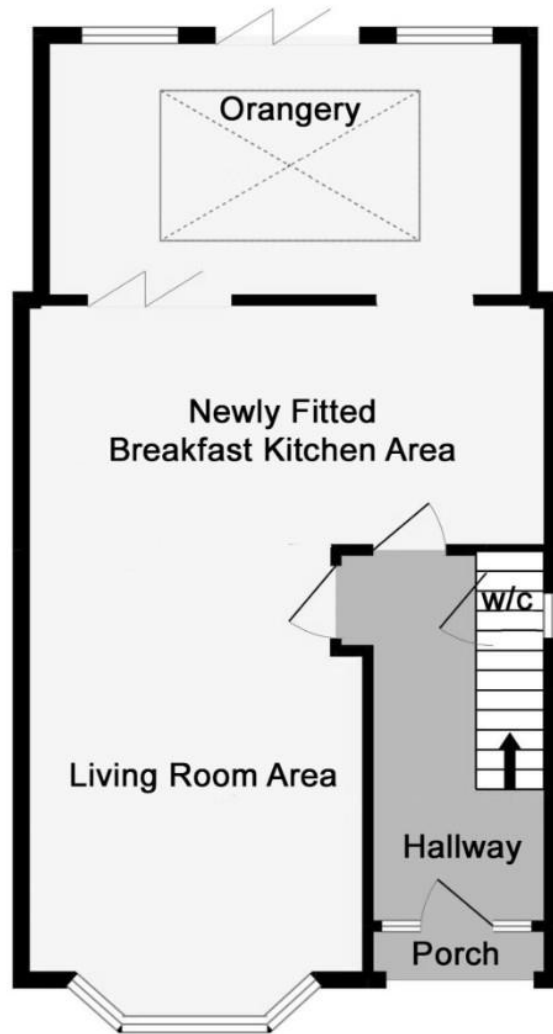


OUTSIDE

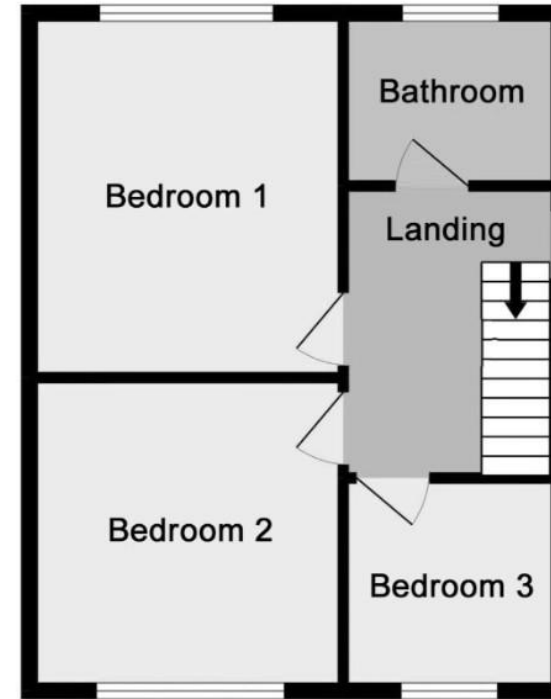
- **PARKING** Gravel drive to front provides off-road parking for 3 to 6 cars.
- **GARDENS** The property benefits from a good sized and private rear garden, offering space for extension, subject to planning permission.

DIRECTIONS

- From Redditch town centre: proceed down Unicorn Hill, under the bridge and turn left at the traffic lights into Plymouth Road, where the property will be found on the left, between Salop Road and Ivor Road, as indicated by the agent's 'for sale' board.



Ground Floor



First Floor

Not to scale.
For general guidance purposes only
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