



163 BIRCHFIELD ROAD, REDDITCH, B97 4LU
OFFERS OVER £269,950

ON OFFER WITH NO ONWARD CHAIN!!!! This semi-detached characterful cottage is set in the much requested district of Headless Cross. This well presented property is well proportioned, set on a generous plot and offers; entrance porch, living room with doors out to the rear garden, modern kitchen/diner, two double bedrooms bedrooms, PLUS study room and a modern bathroom.

To the front of the property is a driveway down the side of the property. At the back of the property is a surprisingly large rear garden with a stoned/chipping area and lawn space. There is also double gates to park a vehicle in the rear garden.

Viewing is strongly advised for this impressive property.

EPC Rating-E

Council Tax Band-B

Tenure- (freehold awaiting solicitor confirmation)



Approach

The property is approached via a porch to the front along with off road parking running down the side of the property



Living Room

19'0" max x 13'1" max (5.80 max x 4.00 max)
with door into the kitchen and patio doors leading to the rear garden with stairs to the first floor landing



Kitchen Diner

17'8" max x 9'10" max (5.41 max x 3.00 max)
With an array of base and wall units, space for appliances and dining area



Bedroom One

12'5" max x 11'1" max (3.80 max x 3.40 max)
A spacious double with built in sliding door wardrobes



Study room

6'10" max x 5'10" max (2.10 max x 1.80 max)



Bedroom Two

12'5" max x 10'2" max (3.80 max x 3.10 max)
A further double bedroom with some built in storage



Bathroom

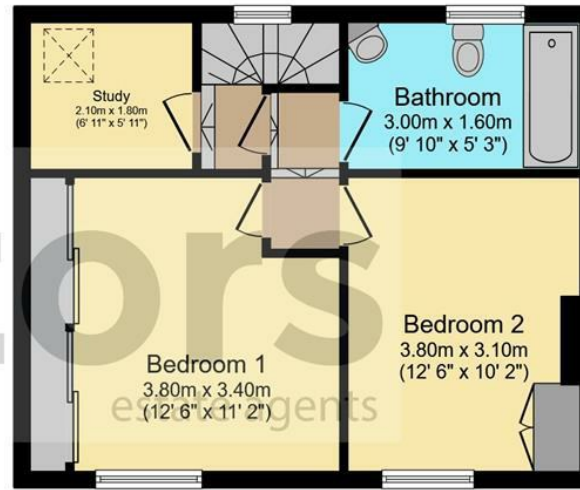
9'10" max x 5'2" max (3.00 max x 1.60 max)
with basin, WC and shower over bath and heated towel radiator



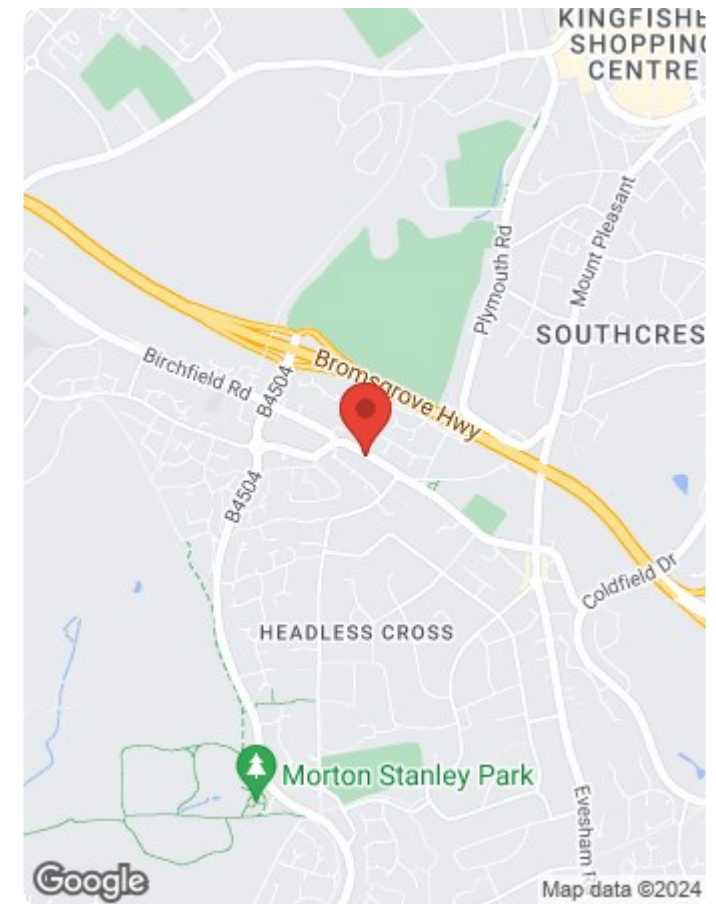




Ground Floor



First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com

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		

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



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