



25 PARSONS ROAD, REDDITCH, B98 7EQ  
ASKING PRICE £215,000

# 25 PARSONS ROAD, REDDITCH, B98 7EQ

This stunning traditional two bedroom semi detached property has been lovingly updated & improved by its current owner, meaning we offer for sale a home having had the vast majority of work carried out to it, over the last 3/4 years!! This impressive home offers; living room with a recessed cast iron multi-fuel burner, beautiful kitchen diner with solid wood work tops and an over-hung breakfast bar, conservatory, two good bedrooms and recently re-fitted bathroom suite. Outside, there is a driveway to the front and a generous garden to the rear. Viewing is essential!!!

Council tax band- A.

EPC rating-

Tenure- Freehold (awaiting solicitor confirmation).

## Approach

There is a driveway to the front of the property, pathway leads at the side to the main entrance door and to side gate access through to the rear garden.

## Open Entrance Hall Area

With stairs to the first floor landing, leads open plan into Kitchen Diner, door leads into;

## Living Room

14'5" max x 11'4" max (4.40m max x 3.46m max)

## Kitchen Diner

14'5" max x 14'1" max (4.40m max x 4.30m max)

With door leading to pantry/understairs storage cupboard, leads open plan out to;

## Conservatory

9'10" max x 9'10" max (3.00m max x 3.00m max)

With sky light, leads out to the rear garden.

## Landing

Leads off to;

## Bedroom One

13'1" max x 11'3" max (4.00m max x 3.43m max)

With feature cast iron fire place.

## Bedroom Two

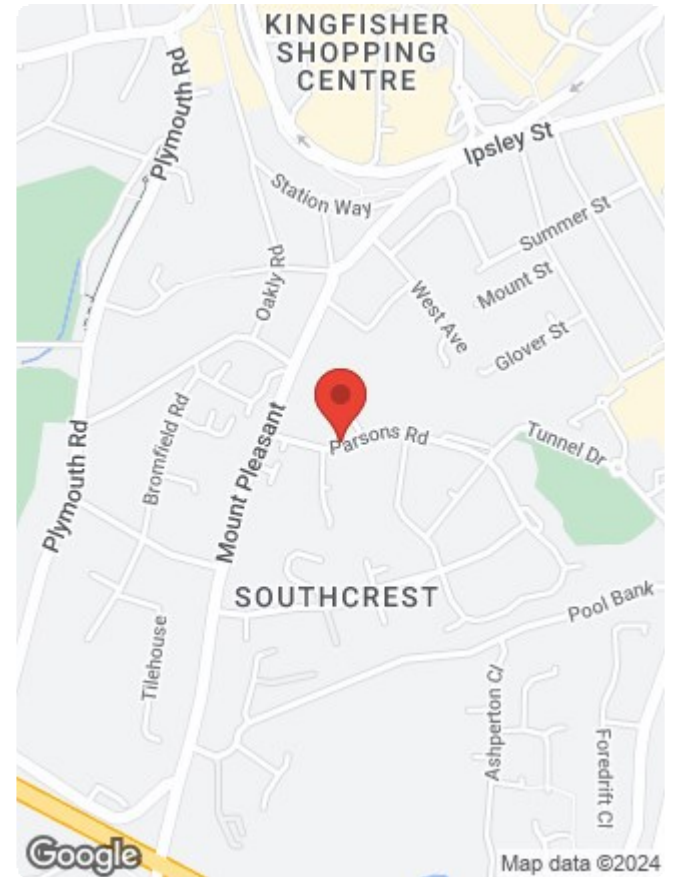
14'1" max x 9'4" max (4.30m max x 2.87m max)

## Bathroom

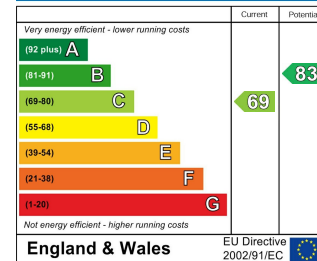
7'10" max x 6'2" max (2.40m max x 1.90m max)

## Rear Garden

With lawned and stone chipped sections, some raised shrub beds, insets, plus side gated access.

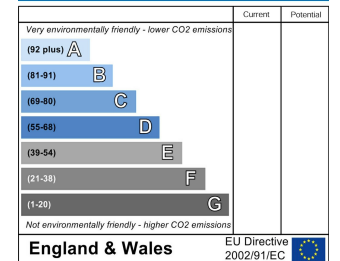


**Energy Efficiency Rating**



England & Wales

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales



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