



84 CRABBS CROSS LANE, REDDITCH, B97 5LG
ASKING PRICE £320,000

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This beautifully presented, characterful THREE BEDROOM SEMI DETACHED HOME is set in an enviable location, close to the borders of Crabbs Cross & Walkwood & close proximity of local schools. This impressive property gives very much a cottage feel internally, with many traditional features, such as exposed brickwork and exposed floor boards. Viewing is essential. The property comprises; living room with cast iron multi-fuel burner, dining room, country cottage style kitchen, guest WC, three double bedrooms, impressive bathroom with bath and separate shower cubicle. Outside there is a block paved driveway and garage and a pleasant rear garden with side gate access, rear personal door to the garage. The property also offers a generous outbuilding. There may be scope to extend- subject of course to local planning consents. Internal viewing is essential!!

Council Tax Band- C.
EPC Rating- C.
Tenure- Freehold (subject to solicitors confirmation).

Approach

Via a block paved driveway leading to the garage, side gate access to the rear garden, main front entrance via enclosed entrance porch, leads into;

Entrance Hall

Stairs lead off to the first floor, hall leads off to;

Guest WC

Living Room

14'9" max x 12'5" max (4.51m max x 3.81m max)

Dining Room

12'8" max x 9'4" max (3.87m max x 2.86m max)

Kitchen

13'1" max x 9'10" max (4.00m max x 3.00m max)

First Floor Landing

Leads off to;

Bedroom One

13'9" max x 12'4" max (4.20m max x 3.76m max)

Bedroom Two

11'11" max x 9'2" max (3.64m max x 2.80m max)

Bedroom Three

11'3" max x 8'10" max (3.44m max x 2.70m max)

Bathroom

8'10" max x 7'3" max (2.70m max x 2.23m max)

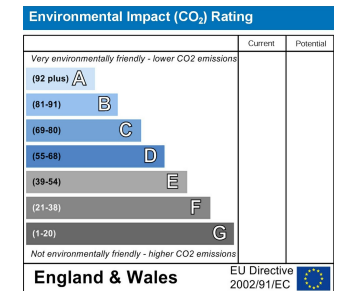
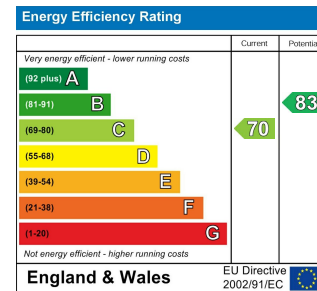
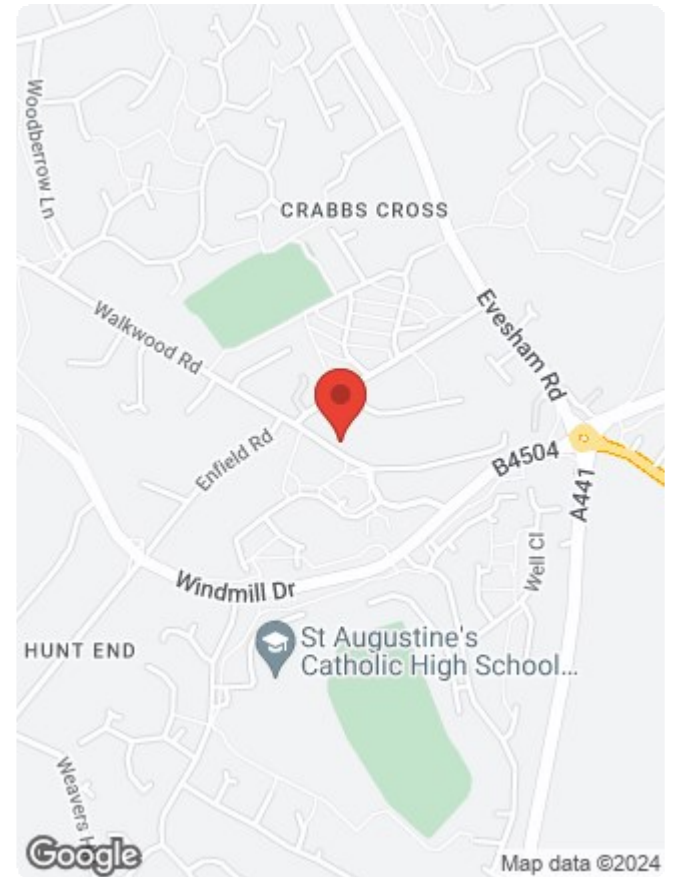
Rear Garden

Offers side gate access, rear personal door to the garage, a paved area, lawned section and stone chippings area.

Garage

19'0" max x 8'6" max (5.80m max x 2.60m max)

Double doors at the front, rear personal door to the rear and integral access via the hallway. (The agent points out that this age of garage built may not fit all modern day vehicles, so any interested buyer should make their own enquiries as to what the garage may or may not suit.)



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