



123 FECKENHAM ROAD, REDDITCH, B97 5AH
ASKING PRICE £400,000

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AN IMPRESSIVE FOUR BEDROOM DETACHED HOME SET ON ONE OF THE MOSTLY HIGHLY REGARDED ROADS IN REDDITCH.

This spacious four bedroom detached home is set on this very highly regarded road, set in the popular district of Headless Cross. The property offers; through lounge, additional reception room/family room, kitchen diner, conservatory, utility/laundry, guest WC, four bedrooms, modern bathroom, TANDEM LENGTH GARAGE and driveway, gardens to the front and rear. Viewing is advised.

Council Tax Band- F.

Approach

A driveway to the front of the property leads to the garage, and main front entrance via enclosed entrance porch leading into;

Entrance Hall

Stairs lead off to the first floor, door to storage cupboard and doors lead off to;

Through Lounge/Reception One

21'3" max x 10'5" max (6.50m max x 3.20m max)

Family Room/Reception Two

13'1" max x 10'5" max (4.00m max x 3.20m max)

Kitchen/Diner

27'6" max x 11'9" max (8.40m max x 3.60m max)

Has door to guest WC, door at the side leading to the garage, and doors leading into;

Conservatory

13'1" max x 11'9" max (4.00m max x 3.60m max)

Doors lead out to the rear garden, and door leads into;

Utility/Laundry

Which in-turn has door leading into;

Tandem Garage

28'10" max x 8'10" max (8.80m max x 2.70m max)

The garage and access vary in

width/lenght & height and therefore access may not suit all car types/sizes.

First Floor Landing

Doors lead off to;

Bedroom One

13'1" max x 11'1" max (4.00m max x 3.40m max)

Bedroom Two

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

With built in wardrobe and sink unit fitted.

Bedroom Three

10'2" max x 9'10" max (3.10m max x 3.00m max)

With built in wardrobe.

Bedroom Four

7'10" max x 6'2" max (2.40m max x 1.89m max)

With sloping ceiling/restricted head height in part.

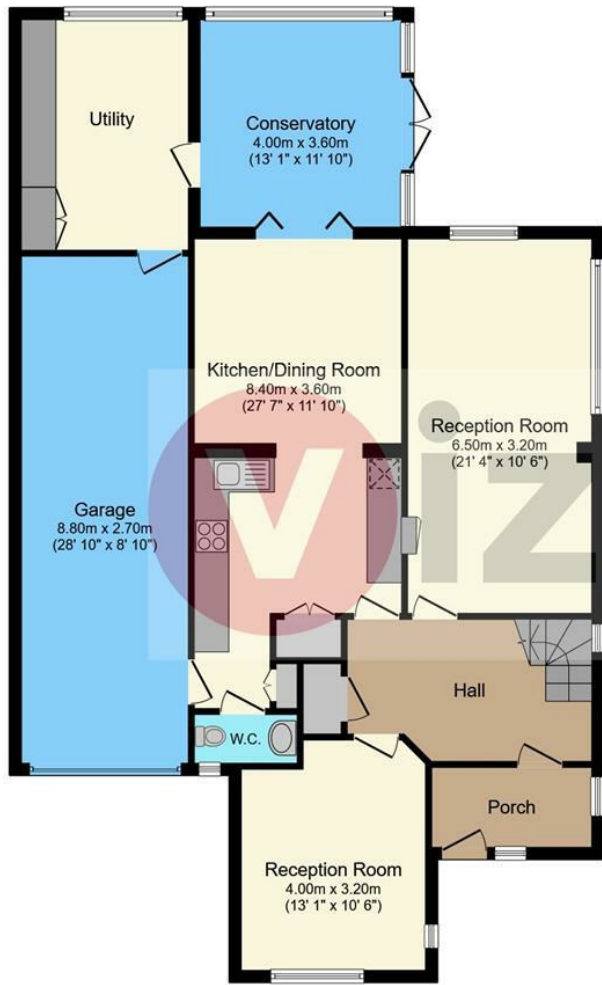
Bathroom

8'8" max x 6'10" max (2.65m max x 2.10m max)

Rear Garden

Offers paved areas, decking, lawn and some shrubs.





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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(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
(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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