



**119 PLYMOUTH ROAD, REDDITCH, B97 4NZ**  
**ASKING PRICE £270,000**



# 119 PLYMOUTH ROAD, REDDITCH, B97 4NZ

AN IMPRESSIVE, EXTENDED THREE BEDROOM SEMI-DETACHED HOME ON THIS HIGHLY REGARDED ROAD!!

This extended three bedroom semi-detached home is set on the highly regarded Plymouth Road. This impressive property is generally well maintained, but would benefit from some modernising. The property offers; front reception room, extended rear reception room, extended kitchen, two double bedrooms, single bedroom, bathroom, driveway and store room (small garage) gardens to the front and rear.

EPC - D.

## Approach

The driveway leads up to the front of the property with store room (small garage) to the side, and main entrance via an enclosed entrance porch leading into;

## Entrance Hall

With features such as stained glass windows, wooden flooring, stairs off to the first floor, and leads off to;

## Front Reception Room

13'5" max into bay x 12'0" max (4.09m max into bay x 3.68m max )

## Second Reception Room

20'0" max x 10'9" max (6.10m max x 3.30m max )

## Kitchen

15'8" max x 7'2" max (4.80m max x 2.19m max )

With door leading to cupboard downstairs, integrated oven, hob and extractor.

## Landing

Leads off to;

## Bedroom One

13'4" max into bay x 8'5" to ward fronts (4.08m max into bay x 2.58m to ward fronts)  
With fitted wardrobes.

## Bedroom Two

12'11" max x 8'6" to ward' fronts (3.95m max x 2.60m to ward' fronts)  
With fitted wardrobes.

## Bedroom Three

7'4" max x 7'2" max (2.24m max x 2.19m max )

## Bathroom

7'2" max x 6'8" max (2.19m max x 2.04m max)

Incorporates an airing cupboard.

## Store

14'4" max x 6'1" max (4.39m max x 1.86m max)

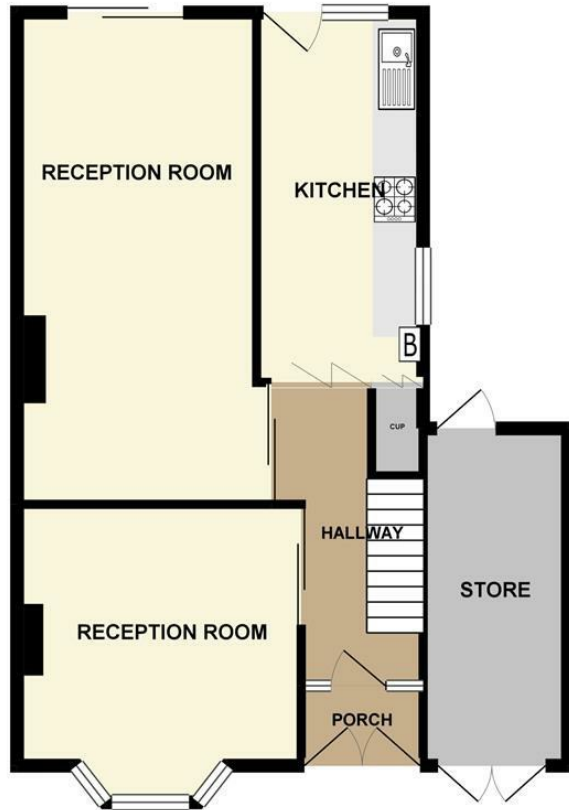
With double doors at the front and door via the rear garden.

## Rear Garden

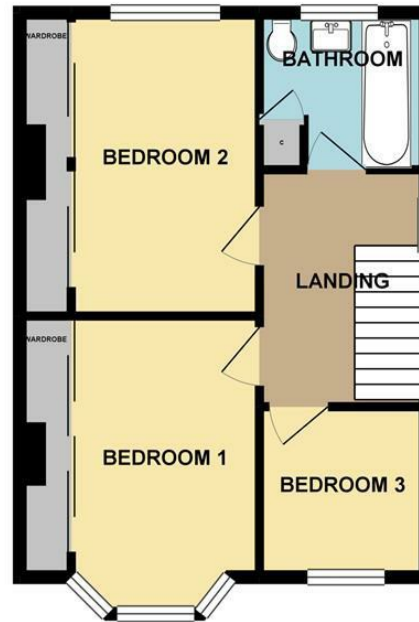
Steps lead up to a paved patio area, steps up to various levels of lawn, shrubs, etc.



GROUND FLOOR 60.49 sq. m.  
( 651.15 sq. ft. )



1ST FLOOR 39.40 sq. m.  
( 424.12 sq. ft. )



TOTAL FLOOR AREA : 99.90 sq. m. ( 1075.27 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		63
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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