



47 BANNERS LANE, REDDITCH, B97 5LS

OFFERS OVER £220,000

SOLD SUBJECT TO CONTRACT PRIOR TO LISTING ON-LINE!!!!

A BEAUTIFULLY PRESENTED THREE BEDROOM TERRACED HOME IN THE POPULAR DISTRICT OF CRABBS CROSS.

This stunning three bedroom terraced home is set in the popular district of Crabbs Cross, is presented to an incredible standard, comprises; living room, stunning breakfast kitchen, utility three bedrooms and beautiful bathroom. There are gardens to the front and rear.

EPC - C.

Council Tax Band - B.

Tenure - Freehold (subject to solicitor confirmation)

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.

Approach



A pathway leads up to the main front entrance door into;

Entrance Hall

With stairs off to the first floor, doors lead off to;

Living Room

13'4" max x 10'7" max (4.08m max x 3.24m max)



Breakfast Kitchen

13'8" max x 10'5" max (4.17m max x 3.18m max)



Utility

7'4" max x 6'6" max (2.25m max x 1.99m max)



With door leading out to the rear garden.

Landing

With door to airing cupboard, doors off to;

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Bedroom One

13'0" max x 10'1" max (3.97m max x 3.09m max)



Bedroom Two

10'9" max x 8'5" max (3.29m max x 2.58m max)



With built-in cupboard.

Bedroom Three

8'6" max x 8'5" max (2.61m max x 2.59m max)



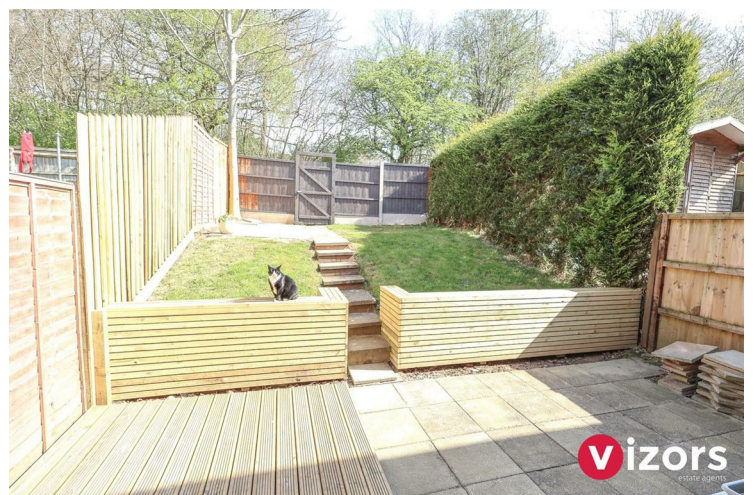
With door to built-in wardrobe.

Bathroom

8'9" max x 5'6" max (2.69m max x 1.69m max)



Rear Garden



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With an initial paved & decked area, steps up to a lawned section and rear gate access.

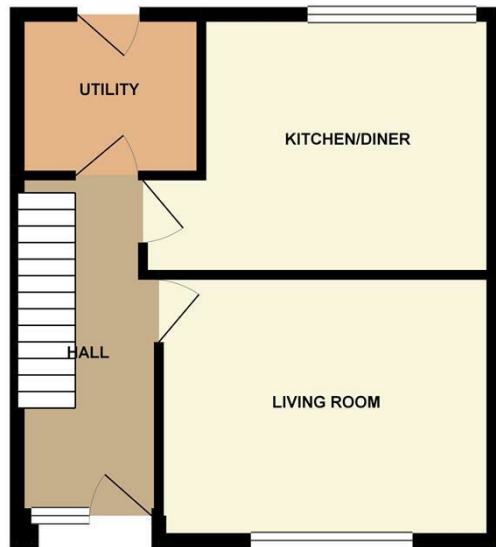
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GROUND FLOOR 36.87 sq. m.
(396.90 sq. ft.)



1ST FLOOR 37.34 sq. m.
(401.97 sq. ft.)



TOTAL FLOOR AREA : 74.22 sq. m. (798.87 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		89
(81-91) B	75	
(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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