

## 171 UPPER FIELD CLOSE, REDDITCH, B98 9LG

A WELL PRESENTED THREE BEDROOM TERRACED HOME, SET IN THE MUCH REQUESTED DISTRICT OF CHURCH HILL NORTH, REDDITCH!!

This well maintained & well presented three bedroom mid-terraced home is located in the much requested district of Church Hill North, Redditch. The neatly laid out property offers; generous living room, modern breakfast kitchen, three double bedrooms, modern shower room with a separate WC, a lovely 'cottage' style garden at the rear (with a shed & covered seating area) and shared bay parking outside the front. Viewing is advised.

EPC - In progress.

### **Approach**

At the front there are shared 11'3" max x 6'7" max (3.43m max x parking bays and pathway up to 2.02m max) the main front entrance via an With door to built-in wardrobe. enclosed double glazed entrance porch which incorporates a storage cupboard, and inner main entrance 9'7" max x 6'7" max (2.94m max x door into;

#### **Entrance Hall**

With doors to two storage cupboards, stairs off to the first floor and doors to living room and breakfast kitchen.

### **Living Room**

15'7" max x 10'5" max (4.77m max x 3.19m max )

With 'French' style double doors out to the rear garden & covered seating area.

#### **Breakfast Kitchen**

15'7" max x 9'5" max (6'7" min) (4.77m max x 2.89m max (2.03m min))

With a range of integrated appliances, door to built-in storage cupboard/pantry.

# Landing

Doors to three storage cupboards, one houses the boiler. Doors lead off to;

### **Bedroom One**

12'6" max x 8'9" max (3.82m max x 2.67m max)

With door to built-in wardrobe.

### **Bedroom Two**

#### **Bedroom Three**

2.03m max )

### **Shower Room**

5'8" max x 5'4" max (1.73m max x 1.64m max)

# **Separate WC**

#### Rear Garden

A lovely 'Cottage' stye garden at the rear, with an inital covered, paved seating area and door to brick built shed, an abundance of shrubs and flowers & rear gate access.







GROUND FLOOR 43.26 sq. m. (465.67 sq. ft.)



1ST FLOOR 37.83 sq. m. (407.21 sq. ft.)



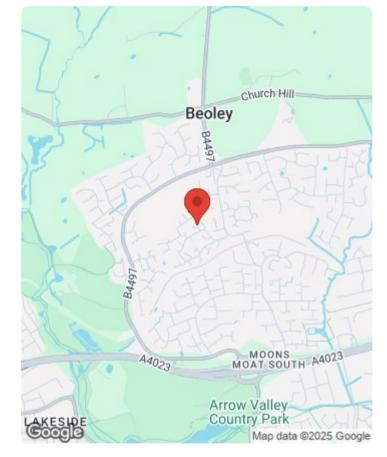


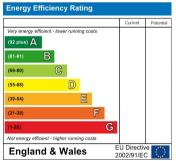
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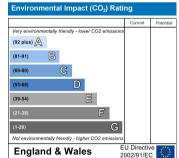
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