



42 SHEEPCROFT CLOSE, REDDITCH, B97 5RZ
OFFERS OVER £165,000

Approach

To the rear of the property is a driveway, there is a side gate access to the rear garden and main entrance at the front via main entrance door into;

Entrance Hall/Porch

With inner door into;

Living Room

15'3" max x 12'1" max (4.67m max x 3.69m max)

With stairs off to the first floor, a folding door leads into;

Kitchen

8'8" max x 8'5" max (2.66m max x 2.58m max)

With door to storage cupboard, which leads partially under the stairs, door leads out to the rear garden.

Landing

With double glazed window on the half landing overlooking the rear garden, door to cupboard and doors off to;

Bedroom

10'8" max 10'1" min (to ward' fronts) (3.27m max 3.09m min (to ward' fronts))

With doors to two built-in wardrobes.

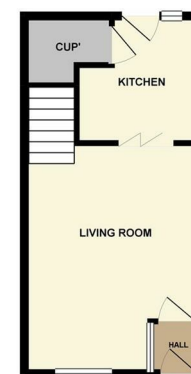
Bathroom

8'4" max x 5'9" max (2.55m max x 1.76m max)

Rear Garden

Has side gate access, a paved area, lawned area with shrubs & flowers.

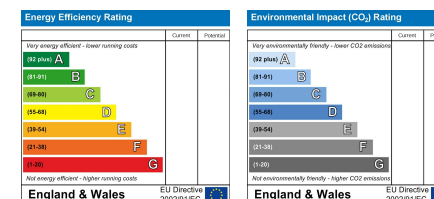
GROUND FLOOR 26.77 sq. m.
(288.11 sq. ft.)



1ST FLOOR 21.65 sq. m.
(233.05 sq. ft.)



TOTAL FLOOR AREA: 48.42 sq. m. (521.16 sq. ft.) approx.
*Energy ratings have been made to ensure the accuracy of the figures contained herein. Measurements of the building, rooms and plot area have been taken to the best of our knowledge. For any other information or clarification, please contact the agent. This plan is for guidance purposes only and should not be used as such for any other purpose. The agent, its agents and its employees shall not be liable for any loss or damage caused by the use of this plan.
*Data taken from the Energy Rating Agency (ERA) website.



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