



2 LECHLADE CLOSE, REDDITCH, B98 8RN
OFFERS OVER £425,000

Approach

The driveway leads up to the double garage and to main front entrance via an enclosed entrance porch, and inner door into;

Entrance Hall

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

Breakfast Kitchen

14'3" max x 12'9" max (4.35m max x 3.90m max)

Utility

12'11" max x 12'9" max (3.94m max x 3.89m max)
With additional door leading out to the side, to the rear garden.

Living Room/Diner

26'2" max x 20'7" max (8.00m max x 6.29m max)
An 'L' shaped room with sliding patio doors out to the rear garden and door leads to;

Study

12'1" max x 8'0" max (3.70m max x 2.44m max)

Guest WC

With sliding doors to built-in storage cupboard.

Landing

With doors off to;

Bedroom One

11'11" max x 11'2" max (3.65m max x 3.42m max)
With double doors to a built-in wardrobe, door to;

En-suite shower room

11'5" max x 4'9" max (3.50m max x 1.47m max)

Bedroom Two

14'9" max x 9'3" max (4.52m max x 2.83m max)
With double doors to built-in wardrobes.

Bedroom Three

9'11" to ward' fronts x 9'10" max (3.03m to ward' fronts x 3.01m max)
With double doors to built-in wardrobes.

Bedroom Four

9'6" max x 9'3" max (2.92m max x 2.82m max)

Bathroom

10'6" max x 8'0" max (3.22m max x 2.44m max)
With bath and separate shower cubicle.

Double Garage

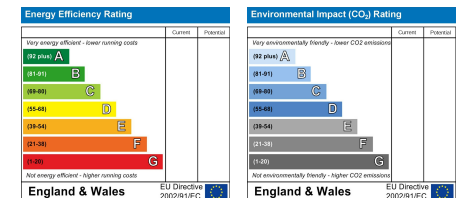
23'4" max x 16'4" max (7.12m max x 5.00m max)
With two storage sections, one incorporates the boiler. Door leads out to the rear garden. Two electric/remote up and over roller doors.

Rear Garden

An initial paved seating area, mainly lawn beyond with some shrubs and trees.



TOTAL FLOOR AREA: 201.03 sq. m. (2163.81 sq. ft.) approx.
*Excludes double garage area, which is included in the overall floor area. Excludes garden area, which is included in the overall floor area. Excludes double garage area, which is included in the overall floor area. Excludes garden area, which is included in the overall floor area.



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