



**16 MEADOWHILL ROAD, REDDITCH, B98 8HN**  
**£375,000**



# 16 MEADOWHILL ROAD, REDDITCH, B98 8HN

AN EXTENDED FIVE BEDROOM SEMI DETACHED HOME offering ample and versatile accommodation throughout in the sought after location of Riverside with off road parking and pleasant rear garden.

The ground floor of the property offers entrance hallway with understairs storage, living room with sliding doors to the rear garden, dining room with bay window, sitting room, kitchen, utility room, guest wc and separate shower room. To the first floor are four double bedrooms and a further single bedroom along with modern family bathroom and a further shower room. To the front of the property is a block paved driveway and at the rear is a pleasant, tiered garden with paved patio area and lawn space. This property must be seen to appreciate the overall space on offer and would suit a growing family with many convenient local amenities in the surrounding area.

## Approach

A block paved driveway leads up to the main front entrance via an entrance porch, inner door leads into the hallway;

## Entrance Hall

With stairs off to the first floor, door to storage cupboard beneath, doors off to;

## Living Room

16'10" max into bay x 10'10" max (5.14m max into bay x 3.31m max)

## Dining Room

11'7" x 10'10" max (3.55m x 3.32m max)

## Sitting Room/Family Room

14'10" max x 8'0" max (4.54m max x 2.44m max)

With door that leads through to the utility room.

## Kitchen

12'1" max x 9'6" (3.69m max x 2.90m )

## Utility

7'9" max x 5'0" max (2.37m max x 1.54m max)

Doors to WC & shower room.

## Guest WC

## Shower Room

## Landing

Leads off to;

## Bedroom One

12'5" max x 8'9" (to ward' doors) (3.79m max x 2.68m (to ward' doors))

## Bedroom Two

13'2" max into bay x 8'9" (to ward' doors) (4.03m max into bay x 2.68m (to ward' doors))

## Bedroom Three

10'9" max x 8'2" max (3.30m max x 2.50m max)

## Bedroom Four

9'7" max x 8'2" max (2.94m max x 2.49m max )

## Bedroom Five

7'8" max x 5'11" max (2.36m max x 1.81m max)

## Bathroom

8'5" x 5'8" max (2.58m x 1.75m max)

## Shower Room

4'7" max x 4'3" max (1.41m max x 1.32m max)

## Rear Garden

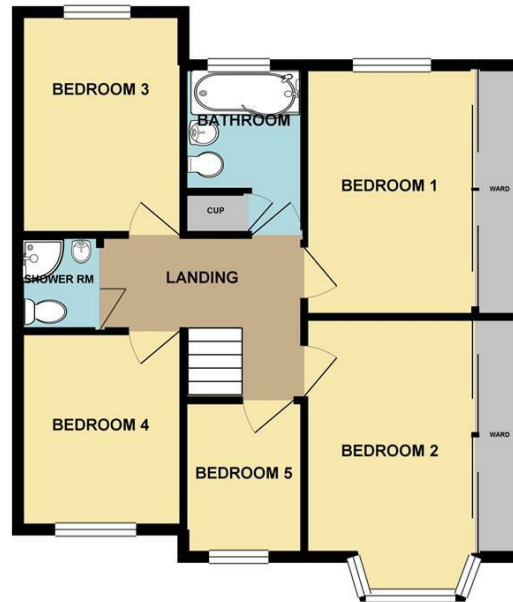
A tiered garden with paved patio area and lawned space.



GROUND FLOOR 65.24 sq. m.  
( 702.29 sq. ft. )

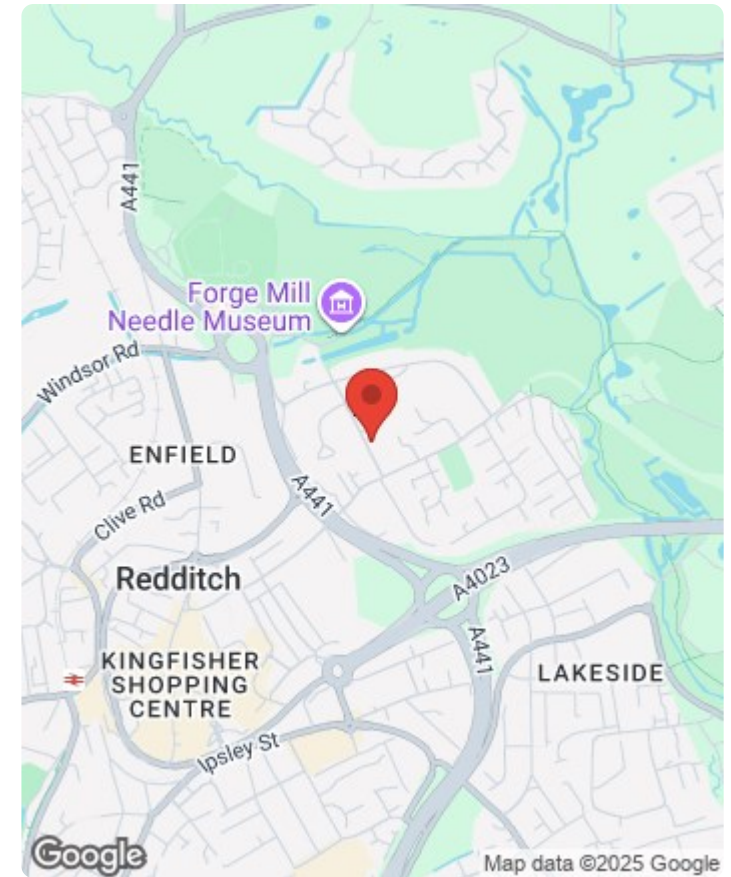


1ST FLOOR 58.20 sq. m.  
( 626.44 sq. ft. )



TOTAL FLOOR AREA : 123.44 sq. m. ( 1328.73 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		83
(81-91) B		
(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 <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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