



45 PLYMOUTH ROAD, REDDITCH, B97 4PX

OFFERS OVER £425,000

AN IMPRESSIVE FOUR BEDROOM LINK-DETACHED PROPERTY ON THIS MUCH REQUESTED ROAD IN REDDITCH!!

This impressive, spacious four bedroom property is set on the highly sought after Plymouth Road in Redditch, set in an incredibly convenient location, offering easy access for the local train & bus links. This extended property offers; through living room/diner, additional separate dining room, kitchen with many integrated appliances, laundry & Guest WC, bedroom one with dressing area & en-suite, three further bedrooms and main bathroom. Outside there is a block paved driveway, a carport at the side, and set back behind the house is a pre-fabricated garage. There is a generous 'cottage style' garden at the rear. Viewing is advised.

EPC - In progress.

Council Tax Band - C.

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

Approach



A block paved driveway at the front leads to the carport and the main front entrance via a canopied entrance porch with main entrance door into;

Entrance Hall

With stairs rising to the first floor, door to storage beneath, and doors lead off to;

Through Living Room/Diner

21'7" max x 14'2" max (6.60m max x 4.32m max)



With 'Parquet' style solid wood flooring.

Separate Dining Room

16'0" max into bay x 11'10" max (4.90m max into bay x 3.63m max)



With further door leading into;

Kitchen

11'4" max 10'6" max (3.46m max 3.21m max)



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Laundry/WC

10'4" max x 6'2" max (3.15m max x 1.90m max)



With wall mounted boiler, guest WC.

Landing

With doors leading off to;

Bedroom One

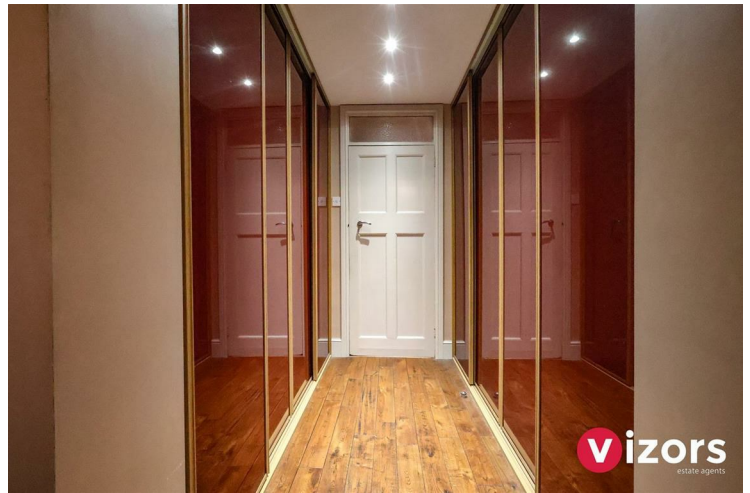
10'5" max x 9'8" (not incl' recess) (3.19m max x 2.97m (not incl' recess))



(Accessed off the landing via the dressing area). Has further door leading into the en-suite.

Dressing Area

8'4" max (into ward's) x 7'10" max (2.56m max (into ward's) x 2.40m max)



With fitted wardrobes to either side, sliding doors, hanging and shelving. Leads open plan into bedroom one.

En-suite

10'0" max 3'9" max (3.05m max 1.15m max)



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Bedroom Two

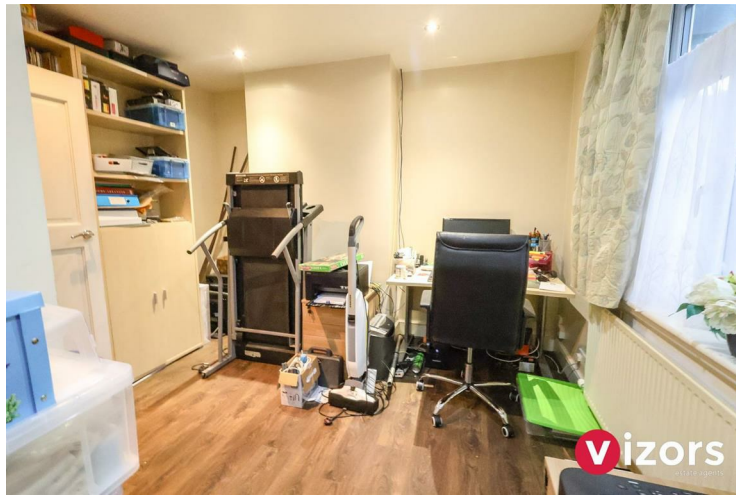
13'3" max (into ward's) x 11'2" max (4.04m max (into ward's) x 3.42m max)



With fitted wardrobes.

Bedroom Three

11'10" max x 11'1" max (3.63m max x 3.38m max)



An 'L' shaped room, narrowing to 2.39m at one end, and 2.01m at the other end.

Bedroom Four

10'7" max x 8'8" max (3.23m max x 2.66m max)



With door to storage cupboard.

Bathroom

11'4" max x 6'3" max (5'3" min) (3.46m max x 1.93m max (1.61m min))



Outside

Carport

not measured (not measured)

Has an up and over door at the front and leads open at the rear.

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Garage

not measured (not measured)



A pre-fabricated garage- limited access which would be via the car port.

Rear Garden



A 'cottage style', well established rear garden, offering a decked area, pathway continues to an abundance of shrubs, plants and trees, leading to a final section with a small pond.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 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		
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