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45 PLYMOUTH ROAD, REDDITCH, B97 4PX  
OFFERS OVER £425,000

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**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 - D

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 financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.





### 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)



### 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.











GROUND FLOOR  
795 sq.ft. (73.9 sq.m.) approx.

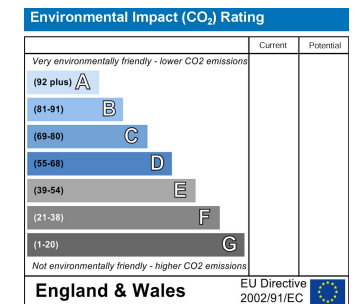
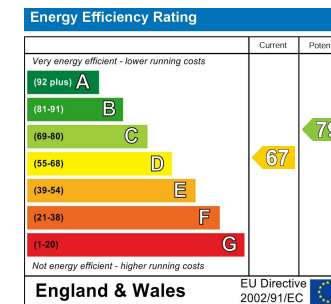
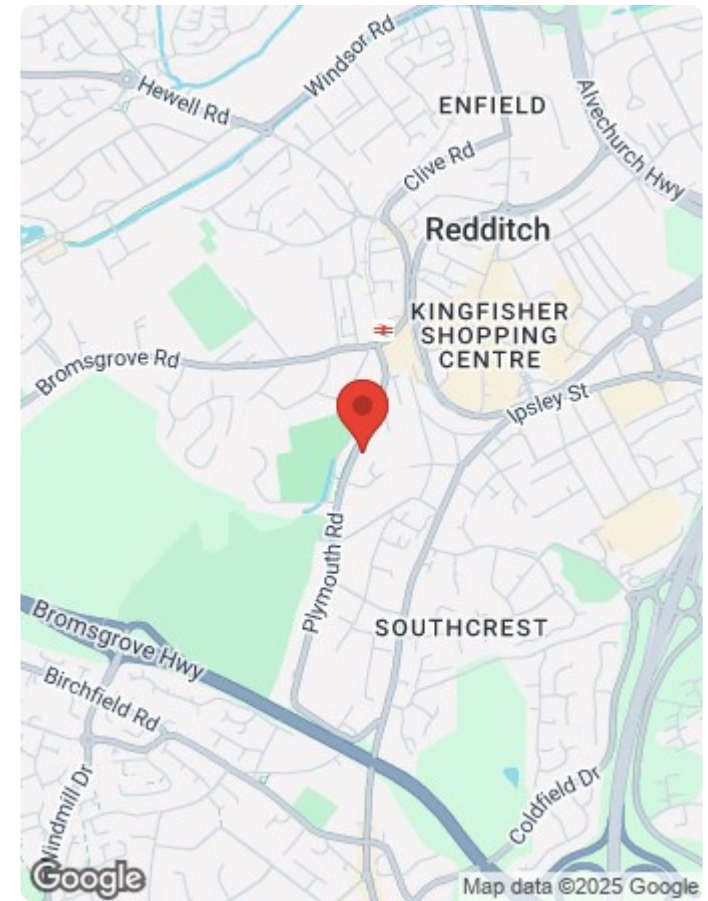


1ST FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 1511 sq.ft. (140.4 sq.m.) 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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