



115

115 ENFIELD ROAD, REDDITCH, B97 5NE  
OFFERS OVER £425,000



# 115 ENFIELD ROAD, REDDITCH, B97 5NE

This substantial family home was originally a much smaller cottage believed to have date back to around 1900, but has been extended and significantly added to in more recent years. This vast property could ideally suit a large family, being set out over three floors. The property really must be viewed to be fully appreciated!!

Set in the ever popular district of Hunt End, close to the Walkwood, Crabbs Cross borders, this vast SIX BEDROOM detached property offers very spacious accommodation comprising; living room, dining room, a farmhouse style kitchen, utility & guest WC (combined), third reception room/family room (currently used as an additional ground floor bedroom, could be the 7th bedroom), a gallery style first floor landing which has five bedrooms off, one with en-suite full bathroom, additional main house bathroom,

## Approach

A block paved driveway to the front leads up to the garage and main front entrance. In addition, there is a side gate access.

## Entrance Hall

Has storage cupboard off, doors then to Reception Three, and Reception One (main living room).

## Reception One-Main Living Room

19'8" max x 14'5" max (6.00m max x 4.40m max)

With doors leading out to the rear garden, an open fire and brick surround, doors lead into reception hallway.

## Reception Room Three

13'9" max x 11'9" max (4.20m max x 3.60m max)

Used by the current owners as a ground floor bedroom (would be the 7th bedroom), with doors leading out to the rear garden.

## Reception Hall

Has the stairs leading to the gallery landing, door to Utility/WC and double doors to Dining Room.

## Utility/WC (combined)

7'10" max x 6'11" max (2.40m max x 2.11m max)

## Dining Room

14'9" max x 11'1" max (4.50m max x 3.40m max)

With recessed multi-fuel burner, leads into;

## Kitchen

17'0" max x 6'6" max (5.20m max x 2.00m max)

With door leading out at the side.

## Gallery Style Landing

Has a door to the stairs leading up to the second floor room, and then leads off to;

## Bedroom One

13'9" max x 13'1" max (4.20m max x 4.00m max)

Has door off to;

## En-Suite Bathroom

7'10" max x 5'4" max (2.40m max x 1.64m max)

A full bathroom suite, including bath with shower over, plus low level WC and wash basin.

## Bedroom Three

12'1" max x 9'10" max (3.70m max x 3.00m max)

Being dual aspect.

## Bedroom Four

14'5" max x 11'1" max (4.40m max x 3.40m max)

## Bedroom Five

11'9" max x 9'2" max (3.60m max x 2.80m max)

Also a dual aspect room.

## Bedroom 6

11'1" max x 6'10" max (3.40m max x 2.10m max)

With built in wardrobe (housing the boiler).

## Bathroom

10'9" max x 7'10" max (3.30m max x 2.40m max )

With roll top bath and separate shower cubicle, as well as WC and wash basin.

## Bedroom Two (top floor)

26'2" max x 10'9" max (8.00m max x 3.30m max)

The stairs enter open plan into this room, with sky light window, restricted head height in parts.

## Garage

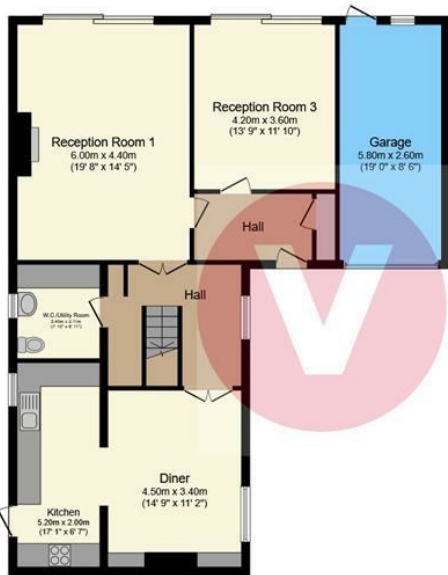
19'0" max x 8'6" max (5.80m max x 2.60m max)

With personal door out to the rear garden.

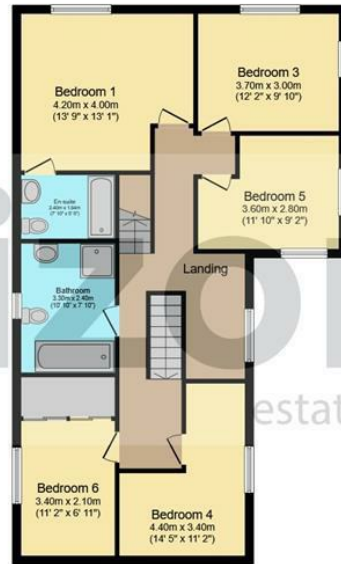
## Rear Garden

An initial paved area, side gate access and rear door to the garage, followed by several tiers offering paved seating areas, rockery, shrubs, flowers and plants.





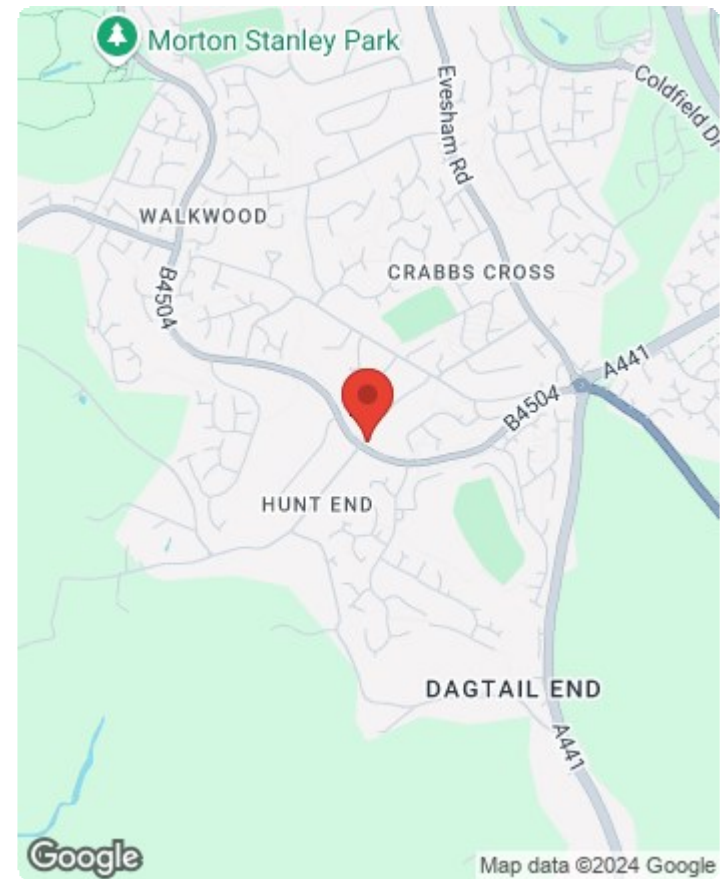
**Ground Floor**



**First Floor**



**Second Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com



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