



**Throckmorton Road, Redditch, B98 7RR**



**welcome to**

**Throckmorton Road, Redditch**

NO CHAIN, NO CHAIN, NO CHAIN . ARE YOU LOOKING FOR A PROPERTY TO PUT YOUR OWN MARK ON IT? THEN YOU NEED TO SEE THIS. Having TWO BATHROOMS, THREE BEDROOMS, LOUNGE , KITCHNE DINER and has a WRAP AROUND GARDEN.



### **Approach**

Via pathway leading up to double glazed, lead effect door to main accommodation.

### **Hall**

Understairs storage area. Stairs ascending to top floor accommodation. Door to

### **Lounge**

15' 6" x 10' 5" max into chimney breast ( 4.72m x 3.17m max into chimney breast )  
Double glazed window to front. Radiator with cover. Feature electric fire.

### **Kitchen/ Diner**

15' 4" max x 9' 6" max into recess ( 4.67m max x 2.90m max into recess )  
Double glazed window to side and rear. Double glazed door to rear gives access to rear garden. A range of fitted wall and base units with roll top work surface over. Stainless steel sink with mixer tap and drainer to side. Tiling to splash prone areas. Free standing cooker. Space for washing machine and fridge. Cladding to walls. Radiator.

### **Downstairs Shower Room**

Obscure double glazed window to rear. Suite comprising of, wall mounted shower and screen, wet room style floor and trap. Sink and pedestal. Tiling to splash prone areas. Close coupled toilet. Radiator.

### **Landing**

Doors off to:

### **Bedroom**

9' 11" max x 6' 11" max into recess ( 3.02m max x 2.11m max into recess )  
Double glazed window to front. Feature fitted bed frame. Over stairs box work. Radiator.

### **Bedroom**

11' 5" excluding door recess x 10' 6" max into recess ( 3.48m excluding door recess x 3.20m max into recess )  
Double glazed window to front. Radiator.

### **Bedroom**

14' max x 9' 11" max into recess ( 4.27m max x 3.02m max into recess )  
Double glazed window to rear. Loft access. Door to built-in storage cupboard housing combi boiler. Radiator.

### **Bathroom**

Obscure double glazed window to rear. Panelled bath with wall mounted shower over. Sink and pedestal. Tiling to walls. Close coupled toilet.

### **Rear Garden**

Paved patio area. Wall and steps to elevated lawn area. Tree.

### **Side Garden**

Laid lawn. Flower beds housing a variety of shrubs and plants. Fencing to sides and rear.

### **Front Garden**

Laid Lawn.



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welcome to

## Throckmorton Road, Redditch

- END TERRACE
- THREE BEDROOMS
- TWO BATHROOMS
- LOUNGE
- KITCHEN DINER

Tenure: Freehold EPC Rating: C

**£190,000**



Please note the marker reflects the postcode not the actual property

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