



Mount Pleasant, Redditch B97 4JH



welcome to

Mount Pleasant,Redditch

COME AND TAKE A LOOK AT THIS.... what amazing features. Some original. Offering space , modern but with a twist of the old. Its a rare gem to see. Open fire, Log burner and Two bathrooms. What more could you ask for. Time for you to view





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). Powered by www.focalagent.com

Approach

Via a quarry Tiled pathway leading to a Obscure glazed feature door to Porch.

Porch

Glazed window to side. Wall lights. Tiled floor. Step up to an Obscure double glazed door to the Hall. Tiled floor. Door to main accommodation.

Hall

(Reduced ceiling height) Feature storage with shelving. Stairs to first floor accommodation. Cladding to lower walls with dado. Radiator. Door to Built in under stairs storage cupboard. Further built in storage cupboard. Doors off to Reception Room One and Two.

Reception Room One

12' Max into chimney breast x 11' 9" Max excluding into bay (3.66m Max into chimney breast x 3.58m Max excluding into bay)
Double glazed bay window to front with a built in Window seat. Ceiling Rose, Cornice to ceiling. Picture rail. Radiator. Feature open working Fireplace , with Hearth and wood surround. Complementary Fitted shelving. Fitted cupboard housing meter. Exposed floor Boards.

Reception Room Two

13' max x 12' 1" Max into chimney breast (3.96m max x 3.68m Max into chimney breast)
Ceiling rose and cornice to ceiling. Fitted shelving unit. Feature LOG BURNER inset into chimney breast with hearth and wood shelf over. Radiator. Complimentary wood flooring. Doors to rear gives access to rear garden. Door to kitchen.

Kitchen

15' 6" max exclude door recess x 7' 8" max (4.72m max exclude door recess x 2.34m max)
Double glazed window to side. Inset spot lights and coving to ceiling. A range of fitted wall and base units ,With work surface over and with glazed display cabinets, plate rack, corner display shelving and a wine rack. Fitted Belfast sink, Mixer tap over. Fitted

oven , hob and chimney style extractor over. Tiling to splash prone areas. Space for fridge freezer and washing machine. Boiler. Radiator. Door to inner hall.

Inner Hall

Obscure double glazed door to side gives access to rear garden. Inset spot lights to ceiling. Roof hatch. Tiled floor. Door to DOWNSTAIRS BATHROOM.

Downstairs Bathroom

Obscure double glazed window to side. Coving to ceiling. white suite comprising of Wash hand basin and pedestal. A ROLL TOP BATH with a shower mixer tap over. Shower tray, wall mounted shower over , with tiling to splash prone areas and sliding glazed doors. Fitted cabinet with obscure glazed door. Tiled floor. Heated Chrome Towel Radiator.

Landing

Split level . With Cladding to lower walls. Ceiling rose and coving to ceiling. Doors off to TWO Bedrooms. Stairs to upper floor accommodation.

Bedroom One

13' max into recess x 11' 11" max into chimney breast (3.96m max into recess x 3.63m max into chimney breast)
Double glazed window to rear. Coving to ceiling. Dado rail. Feature fireplace. Wood stained floor boards . Radiator. Door to ENSUITE.

Ensuite

White suite comprising of Shower Tray, Wall mounted shower over. Tiling to splash prone areas and a sliding door. Vanity sink, mixer tap over. Close coupled toilet. Feature lighting to wall. Heated chrome towel rail. Feature flooring.

Bedroom Two

12' 1" Max into chimney breast x 11' 10" max (3.68m Max into chimney breast x 3.61m max)
Two Double glazed windows to front . Coving and ceiling rose. Picture rail. Feature exposed and stained floor.

Top Floor Bedroom

15' 7" max exclude into eaves x 12' max (4.75m max exclude into eaves x 3.66m max)
(reduced ceiling height). Two Glazed windows to sides. Loft access. Roof window to rear. Radiator. Laminate flooring. Fitted wardrobe into eaves.

Front Garden

Quarry Tiled floor. Wall to front. Gated rear access.

Rear Garden

Paved patio area. Decking and steps descend to laid lawn. Hard standing for shed. Fence to sides and rear.



view this property online shipways.co.uk/Property/RDC109424



welcome to

Mount Pleasant, Redditch

- NO CHAIN
- SEMI DETACHED HOUSE
- MASTER BEDROOM WITH ENSUITE
- TWO FURTHER DOUBLE BEDROOMS
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

£220,000



Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/RDC109424



Property Ref:
RDC109424 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


shipways



01527 65155



Redditch@shipways.co.uk



3 Alcester Street, REDDITCH, Worcestershire,
B98 8AE



shipways.co.uk