



**Foxlydiate Crescent, Redditch B97 6NS**



**welcome to**

**Foxlydiat Crescent, Redditch**

Come and take a look at this GOOD SIZED 3 BED SEMI DETACHED property with ample OFF-ROAD PARKING. The property offers a nice living space, benefiting from a DOWNSTAIRS TOILET and CONSERVATORY. Give us a call today to book your viewing, don't miss out!





**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

## Approach

Pathway leading up to front door.

## Entrance Hallway

Doors to Kitchen/ Dining Room and access to stairs to first floor accommodation

## Kitchen Diner

20' 5" max x 8' 5" max (6.22m max x 2.57m max)

Double glazed window to rear. Wall and base units. Sink and drainer with mixer tap over. Tiling to splash prone areas. Central heating radiator. Cooker with gas hob. Space for fridge. Double doors into conservatory. Door into utility.

## Utility

12' 3" max x 6' 3" max (3.73m max x 1.91m max)

Door to the rear with double glazed panel inset. Wall and base units. Sink and drainer with mixer tap over. Tiling to splash prone areas. Space for washing machine and tumble dryer. Central heating radiator. Door to W.C

## Downstairs Toilet

Low level toilet

## Lounge

13' 7" max x 13' 3" max (4.14m max x 4.04m max )

Double Glazed Window to the front. Central heating radiator. Feature fireplace with log burner.

## Conservatory

Unable to measure. Double glazed windows and door to rear.

## Landing

Double glazed window to side. Access to Bathroom, Bedrooms 1, 2 and 3 and the Airing cupboard.

## Bedroom 1

11' 7" to wardrobe x 10' max ( 3.53m to wardrobe x 3.05m max )

Double Glazed window to front, Central heating radiator. Fitted wardrobes.

## Bedroom 2

9' 10" max x 9' 3" max (3.00m max x 2.82m max )

Double Glazed window to rear. Central heating radiator.

## Bedroom 3

9' x 7' 8" ( 2.74m x 2.34m )

Double glazed window to front. Central heating radiator.

## Bathroom

Obscure Double-glazed window to side. Sink and pedestal. Close coupled toilet. Bath with shower over. Tiling to splash prone areas.

## Rear Garden

Paved Patio area, Storage space and Carport area.

Double gates to access rear.

## Front Garden

Laid lawn and driveway parking for multiple cars



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## Foxlydiate Crescent, Redditch

- Semi Detached
- 3 Bedrooms
- Downstairs WC
- Utility space
- Front & Rear Gardens

Tenure: Freehold EPC Rating: C

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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