



Birchfield Road, Redditch B97 4LZ

welcome to

Birchfield Road, Redditch

This beautiful, spacious 4-bedroom detached home offers good sized living accommodation and ample driveway parking. Perfect location close to local amenities within the Webheath area. An extended additional reception room and bedroom - a real gem!

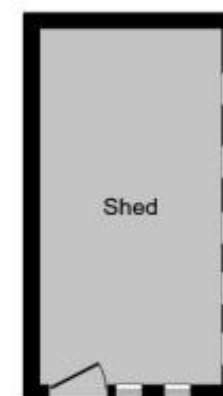




Ground Floor



First Floor



Outbuilding

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

Frontage

Paved drive for multiple cars.

Porch

Obscure double-glazed sliding door to front.
Obscure double-glazed window to side.

Entrance Hallway

Central heating radiator. Doors to Kitchen and Lounge and access up the stairs to first floor accommodation. Under stair storage.

Living Room

13' 4" x 10' 7" max exclude recess (4.06m x 3.23m max exclude recess)
Double Glazed Window to the front. Central heating radiator. Log burner (multi fuel)

Dining Room

9' 11" x 9' 11" (3.02m x 3.02m)
Double Glazed sliding door to conservatory. Central heating radiator.

Lounge

14' x 7' 10" (4.27m x 2.39m)
Double Glazed window to rear. Double glazed window to side. Door to Bedroom 3

Bedroom 3 (Downstairs)

13' 1" x 7' 10" (3.99m x 2.39m)
Double Glazed double doors to rear. Double glazed window to side.

Kitchen

10' 10" max x 9' 4" max (3.30m max x 2.84m max)
Double Glazed window to rear. Wall and base units with worksurface over. Sink and drainer with mixer tap. Integrated appliances including oven. fridge freezer, dishwasher. Door to lean to and entrance hallway.

Lean To

21' 7" x 2' 10" (6.58m x 0.86m)
Obscure double-glazed window to under stair storage cupboard. Door to front. Gives access to

utility.

Utility

11' 9" x 5' 8" (3.58m x 1.73m)
Double glazed window to side. Wall and base units. Sink and drainer with mixer tap over. Tiling to splash prone areas. Space for laundry appliances. Door to conservatory.

Shower Room

Double Glazed window to rear. Central heating radiator. Walk in shower. Close coupled toilet. Sink and pedestal. Tiling to splash prone areas. Boiler.

Conservatory

15' 5" x 11' 1" (4.70m x 3.38m)
Double Glazed double doors to rear. Double glazed windows to rear. Ceiling window. Spotlights.

Landing

Doors to three bedrooms and family bathroom.
Obscure double-glazed window to the side. Loft hatch.

Bathroom

Obscure Double-Glazed window to rear. Central heating radiator. Bath with shower over. Tiling to splash prone areas. Sink and toilet combined with vanity unit. Tiling to splash prone areas.

Bedroom 1

13' 1" x 9' 11" (3.99m x 3.02m)
Double Glazed window to rear. Central heating radiator. Built in cupboard.

Bedroom 2

13' 4" x 10' 6" (4.06m x 3.20m)
Two Double Glazed windows to front. Central heating radiator. Built in cupboard.

Bedroom 3

6' 11" x 6' 11" (2.11m x 2.11m)
Double Glazed window to front. Central heating radiator.

Rear Garden

Gravel. Tiered. Patio area. Shrubby.



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welcome to

Birchfield Road, Redditch

- FOUR BEDROOMS
- DETACHED
- TWO BATHROOMS
- AMPLE DRIVEWAY PARKING
- CONSERVATORY

Tenure: Freehold EPC Rating: D

£435,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RDC109986 - 0005

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