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142 MOUNT PLEASANT, REDDITCH, B97 4JH
ASKING PRICE £220,000



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A WELL PRESENTED, CHARACTERFUL THREE BEDROOM SEMI-DETACHED HOME SET OVER THREE FLOORS!!!

This well presented, spacious three bedroom semi-detached home is full of character & charm and offers; living room, dining room, kitchen, ground floor bathroom (with roll top bath & separate shower cubicle), two first floor bedrooms (with bedroom two benefitting from an en-suite) and beautiful top floor bedroom with a generous range of fitted wardrobes. Outside there is a garden to the rear. Viewing is advised!!!

EPC -D.
Council Tax Band - B.
Tenure - Freehold (subject to solicitor confirmation)

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of thes



Approach

The property is approached by a small paved area, enclosed entrance porch at there is a side gate giving access to the rear garden.



Enclosed Entrance Porch

With inner door into the hall.

Entrance Hall

Has door to storage/cloaks cupboard, stairs to the first floor with further storage cupboard beneath, doors off to living room & dining room.

Living Room

11'11" max x 11'8" (not including the bay) (3.64m max x 3.56m (not including the bay))

With bay window to the front & feature fire place (not in use).



Dining Room

12'11" max x 11'11" max (3.96m max x 3.65m max)

With double doors out the rear garden, a feature log burner (not in use) doorway leads into kitchen.



Kitchen

15'6" max x 7'10" max (4.73m max x 2.39m max)

With wall mounted boiler, a Belfast style sink, space for a fridge freezer, doorway to a rear lobby;



Rear Lobby

Has door to the side which leads to the rear garden and further door into;

Ground Floor Bathroom

7'6" max x 7'5" (not incl' shower) (2.30m max x 2.27m (not incl' shower))

With a ball & clawfoot rolltop bath, separate shower cubicle, low level WC and wash basin.



First Floor Landing

Has doors to bedrooms 2 & 3 and stairs leading to the top floor suite.

Bedroom Two

12'11" max x 11'11" max (3.95m max x 3.64m max)

This room incorporates the en-suite.



En-suite

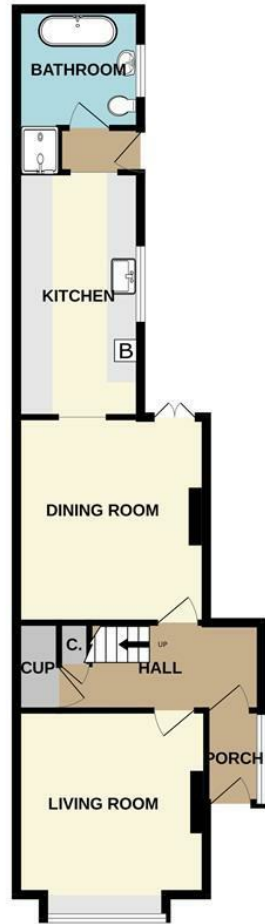
4'7" max x 4'7" max (1.42m max x 1.42m max)

With shower, low level WC and wash basin.

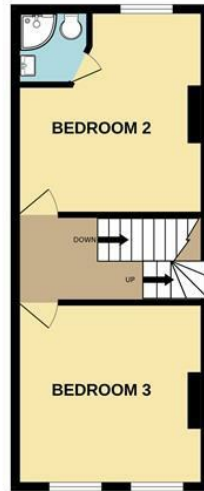




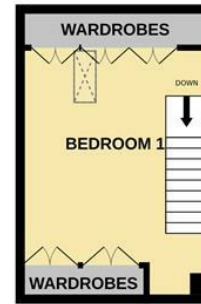
GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR
218 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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