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17 FOXLYDIATE CRESCENT, REDDITCH, B97 6NA
ASKING PRICE £300,000
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SET ON AN EXTENSIVE CORNER PLOT WITH EXCELLENT OFF ROAD PARKING is this three bedroom, semi detached home which offers modern and versatile accommodation throughout and must be viewed to appreciate the overall size of accommodation and plot on offer.

The ground floor of the property offers an entrance porch, hallway, good size living room, modern kitchen diner which opens out to a conservatory, utility room and guest WC. To the first floor is a landing, two large double bedrooms, a further good size single bedroom and modern family bathroom.

Outside this property has a lot to offer, to the front is a sustainable block paved driveway for multiple cars and has double gates leading to the garage. To the rear is a flat, enclosed rear garden with block paved patio area, lawn space and side access gate leading to the garage.

EPC - (TBC)
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







Approach
The property is approached via a block paved driveway leading to the porch, side door and double gates to the rear garden



Porch
6'6" max x 3'8" max (2.00 max x 1.12 max)
With door leading into the hallway

Hallway
13'2" max x 3'5" max (4.02 max x 1.06 max)
With stairs to the first floor landing and under stairs store, doors leading into the living room and kitchen diner

Living Room
13'8" max x 13'3" max (4.17 max x 4.04 max)
With window over looking the front and fireplace feature



Kitchen Diner
20'4" max x 10'0" max (6.21 max x 3.05 max)
With an array of base and wall units, dining area and opening into the conservatory



Conservatory
11'7" max x 9'4" max (3.54 max x 2.85 max)
Conservatory with doors leading out to the rear garden



Utility room
10'5" max x 9'5" max (3.20 max x 2.89 max)
Utility room with base units, space for appliances, doors to the front and rear garden and access to the guest WC.



Guest WC
2'7" max x 6'7" max (0.79 max x 2.03 max)
With basin and WC

Landing
8'4" max x 6'5" max (2.56 max x 1.96 max)
With doors leading to all upstairs room and access to the airing cupboard

Bedroom One
13'9" max x 10'0" max (4.21 max x 3.05 max)
With storage cupboard and over looking the rear garden



Bedroom Two
9'9" max x 11'11" max (2.98 max x 3.64 max)
With window overlooking the front and storage cupboard









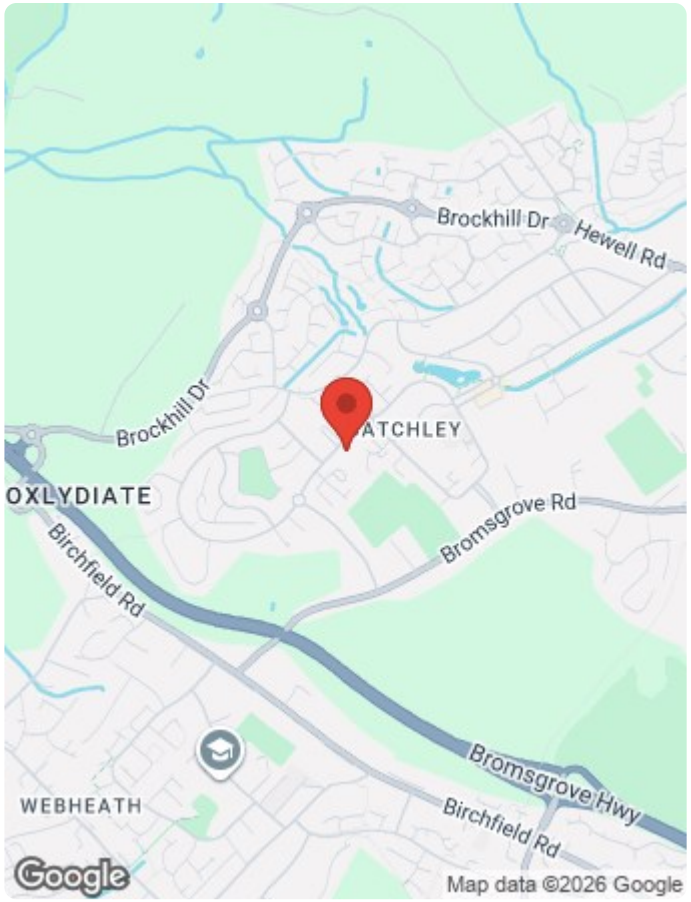

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GROUND FLOOR

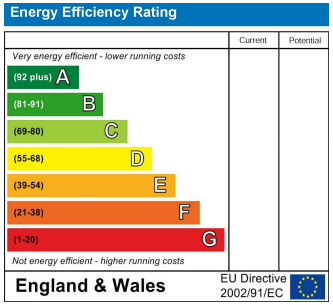


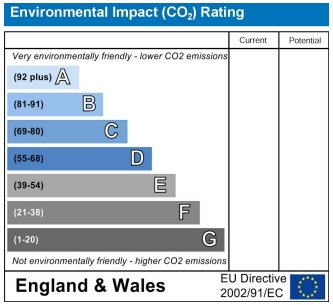
1ST FLOOR





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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