
Vizors
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58 HARPORT ROAD, REDDITCH, B98 7PB
ASKING PRICE £245,000
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A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME IN THE POPULAR GREENLANDS DISTRICT OF REDDITCH!!

This well presented three bedroom semi-detached home is set in a small cul-de-sac just off the main Harport Road in Greenlands. The property offers; entrance hall, living room, modern fitted kitchen/diner, bedrooms 2 & 3 are to the first floor (with bedroom 3 having a large walk-in wardrobe), modern bathroom suite, and to the first floor is a large main bedroom (loft conversion). There is a driveway and lawn to the front, a garden and storage garage at the rear (restricted width access). Offered with no onward chain.

Approach
There is a driveway and a lawned section to the front of the house, main front entrance is via an enclosed entrance porch, at the side of the property access leads down to a storage garage and side access to the rear garden.

Enclosed Entrance Porch
With innder door into;

Entrance Hall
Stairs to first floor and door into;

Living Room
16'9" max x 10'4" max (5.13m max x 3.15m max)
With door to understairs storage/pantry cupboard, door into;

Kitchen/Diner
14'2" max x 10'0" max (7'7") (4.33m max x 3.05m max (2.32m))
With integrated oven & gas hob, cupboard houses the boiler, door out to the rear garden.

First floor landing
With doors off to bedrooms 2 & 3 and door to bathroom, further door opening to the stairs up to the second floor- bedroom one.

Bedroom Two
12'10" max x 9'7" max (8'0") (3.92m max x 2.94m max (2.46m))

Bedroom Three
11'8" max x 8'3" (9'4" to wardrobe door) (3.57m max x 2.52m (2.87m to wardrobe door))
With door to a large walk-in wardrobe.

Second floor
20'5" max x 14'1" max incorp's stairs (6.23m max x 4.30m max incorp's stairs)
Stairs lead directly into the main bedroom 1, with restricted head height in parts as it is a loft conversion.

Oustide
Rear Garden with brick built store, patio and lawned area, and storgae garage at the side.

Storage Garage
Not measured. Refered to as a storage garage as the width of the access at the side down to it is narrow and will restrict most cars.



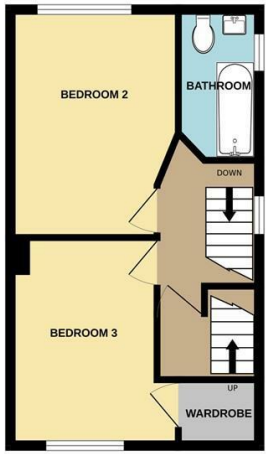




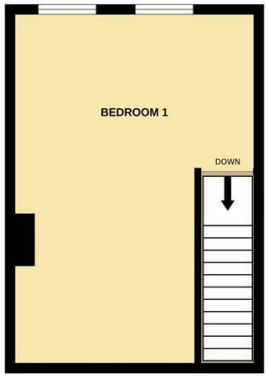
GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



2ND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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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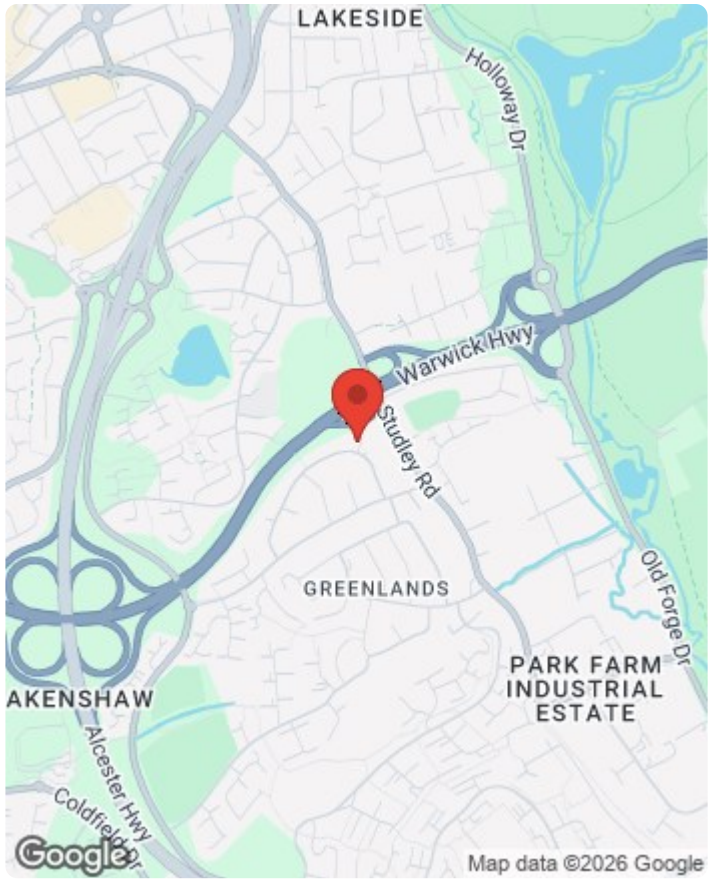

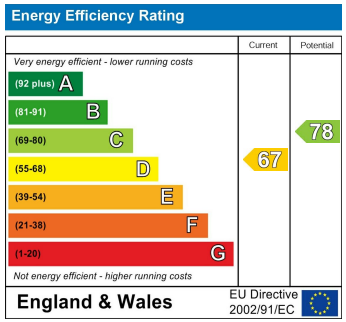

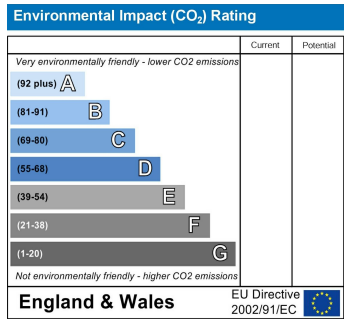

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