



15 YVONNE ROAD, REDDITCH, B97 5HX
ASKING PRICE £265,000

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A BEAUTIFULLY PRESENTED, EXTENDED TWO BEDROOM SEMI-DETACHED HOME SET IN THIS EVER-POPULAR LOCATION!!!

This stunning semi-detached home is set in the popular district of Crabbs Cross, close to the borders of neighbouring districts of Headless Cross & Walkwood. The property has been extended over the years, meaning it could be perfect for buyers hoping to secure a spacious two bedroom home. It offers; lovely living room with log burner, separate dining room which leads into the kitchen (extension) which has an impressive glass 'lantern' style roof, there is a handy utility/lobby to the side, a generous main double bedroom, plus a good single bedroom and stunning shower room. There is a generous block paved driveway to the front and a healthy sized garden at the rear.

Approach

A block paved driveway leads up to the main front entrance porch, plus additional entrance via the utility/side lobby.

Entrance Porch

With inner door leading into;

Hallway

With doors leading off to the living room, understairs storage cupboard and the dining room.

Living Room

12'3" max into bay x 10'4" max (3.75m max into bay x 3.15m max) With inset log burner and built-in cupboard to one side of the chimney breast.

Dining Room

14'2" max x 10'9" max (4.34m max x 3.29m max) Has double doors leading out to the rear garden, door leading to the stairs to the first floor and leads into the kitchen.

Kitchen

7'1" max x 7'1" max (2.18m max x 2.17m max) With an impressive glass 'lantern' style roof, integrated oven, hob and extractor, space for dishwasher, wall mounted boiler.

Utility/Side Lobby

17'6" max x 6'3" max (5.35m max x 1.93m max) Door from the driveway and further door leads out to the rear garden.

Landing

Doors lead off to;

Bedroom One

14'3" max x 10'4" max (4.35m max x 3.17m max) With door to built-in cupboard. This room incorporates the chimney breast.

Bedroom Two

10'10" max 8'5" (not into door recess) (3.31m max 2.57m (not into door recess)) This room incorporates the chimney breast.

Shower Room

7'6" max x 5'4" max (2.30m max x 1.64m max) With vanity unit wash basin, low level WC, shower cubical and heated towel rail.

Rear Garden

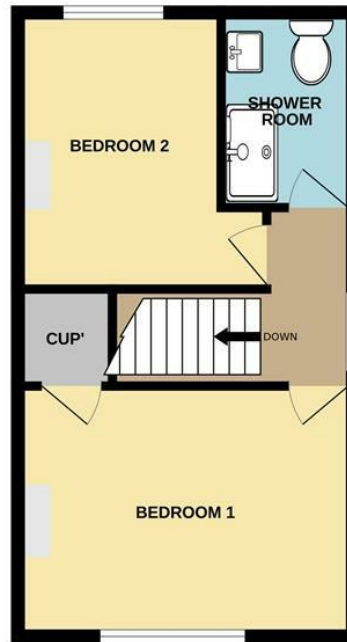
With paved and decked seating area, a generous lawn, further seating area at the rear.



GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.

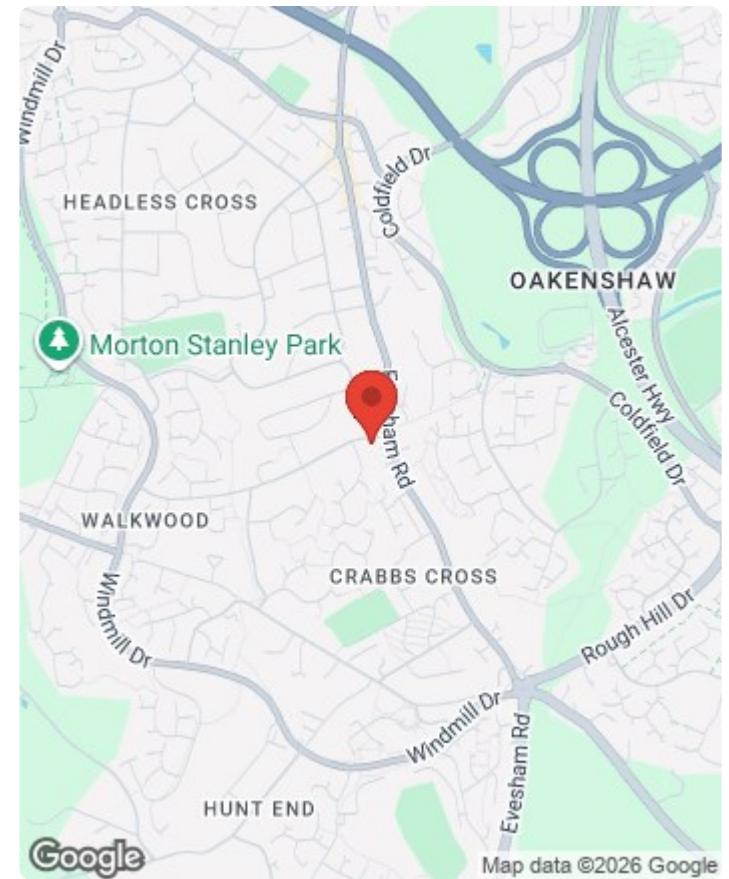


1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (85.0 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	76

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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