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198 MOUNT PLEASANT, REDDITCH, B97 4JL  
OFFERS OVER £200,000

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# 198 MOUNT PLEASANT, REDDITCH, B97 4JL

A BEAUTIFULLY REFURBISHED THREE BEDROOM TRADITIONAL MID TERRACE HOME WITH GARAGE AT THE REAR!

This traditional mid terraced, three bedroom, three storey home is set in a convenient location for bus & train links, has been refurbished in recent years and offers; two reception rooms, lovely fitted kitchen with integrated oven & hob, ground floor bathroom, two double bedrooms to the first floor, very generous main bedroom to the top floor, garden at the rear as well as garage. On offer with no onward chain. Viewing is essential!!

## Approach

At the rear of the property you will find a garage (prefabricated). This is accessed via Bromfield Road & then Tilehouse. At the front of the property the main entrance door opens into;

## Living Room

11'9" x 11'3" max (3.60m x 3.44m max )

With door to an inner hall.

## Inner Hall

Has door to storage into the understairs, door into;

## Dining Room

11'11" max x 11'3" max (3.64m max x 3.45m max )

Has door opening to the stairs to the first floor, further leads into;

## Kitchen

15'6" max x 6'2" max (4.73m max x 1.88m max )

With integrated oven & hob. Door to the side to the rear garden, opening leads through to a rear lobby area, with wall mounted boiler and door into;

## Ground Floor Bathroom

7'7" max x 6'5" max (2.32m max x 1.98m max)

With low level WC, wash basin, bath with shower over.

## First floor landing

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

## Bedroom Two

12'0" max x 11'1" max (3.68m max x 3.38m max )

With door to a built-in cupboard, views over the rear.

## Bedroom Three

11'11" max x 11'1" max (3.65m max x 3.38m max)

This room incorporates the stair boxing in part and a small amount of restricted head height.

## Bedroom One

21'1" max x 11'1" max (6.44m max x 3.39m max)

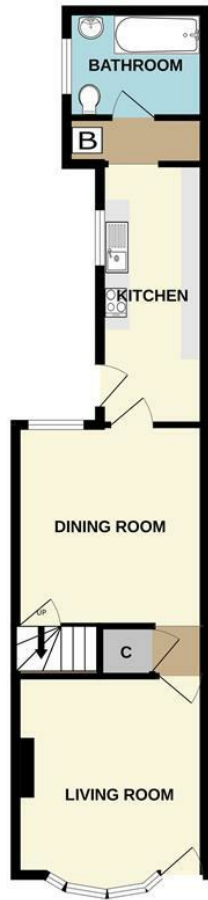
This room incorporates the stairs. Also has restricted head height in parts as it is built into the roof space.

## Rear Garden

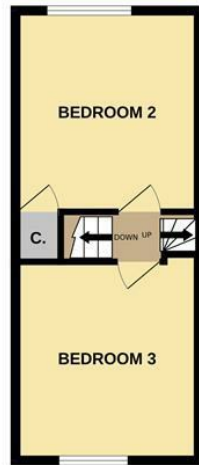
With paved area, lawn and shrubs, with garage at the rear. The agent advises that it is a prefabricated garage and will likely need some attention or to be removed. It is not known if the garage contains hazardous material so professional advice should be sought if it is to be removed.



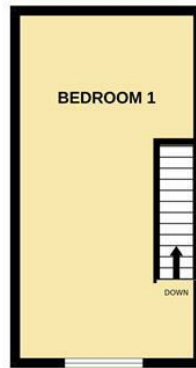
GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



2ND FLOOR  
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 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			82
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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