

203 BIRMINGHAM ROAD, REDDITCH, B97 6EA
ASKING PRICE £275,000

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AN EXTENDED, CHARACTERFUL THREE BEDROOM SEMI-DETACHED HOME IN NEED OF MODERNISING!!

This vast, characterful property truly must be viewed to fully appreciate the size of the property on offer. Set in a convenient location, offering easy access for local train & bus links, this impressive property offers; to the ground floor- bay fronted living room with parquet flooring, separate dining room, breakfast room (original kitchen), & kitchen (extension). To the first floor; the main bedroom has a dressing room off and en-suite shower room, two further double bedrooms and large bathroom. There is a garage and driveway to the front plus a garden and out buildings to the rear. Offered with no onward chain!!

Approach
There is a driveway leading to the garage, paved pathway and lawned section, leads up to main front entrance via;

Entrance Hall
Door giving integral access to the garage, door to cupboard understairs, door to living room, doorways to the dining room and breakfast room.

Living Room
12'10" max into bay x 11'11" max (3.92m max into bay x 3.64m max)

Dining Room
11'10" max x 10'11" max (3.63m max x 3.33m max)
With door leading to stairs to the first floor.

Breakfast Room
10'11" max x 6'5" max (3.33m max x 1.97m max)
Doorway leads into;

Kitchen
12'0" max x 7'1" max (3.66m max x 2.17m max)
Door leads out to the rear garden.

Landing
Doors lead off to;

Bedroom One
14'9" max x 12'4" max (4.50m max x 3.76m max)
Which in-turn has door to the dressing room, leading through to the en-suite.

Dressing Room
8'10" max x 7'2" max (2.70m max x 2.20m max)
Door into;

En-suite
6'10" max x 5'6" max (2.09m max x 1.69m max)

Bedroom Two
11'11" max x 10'11" max (3.64m max x 3.33m max)
With door to a built-in cupboard.

Bedroom Three
11'11" max x 10'11" max (3.64m max x 3.33m max)

Bathroom
10'8" max x 6'5" max (3.26m max x 1.97m max)

Garage
19'2" max x 7'8" max (5.85m max x 2.34m max)
With double opening doors and integral access via the hallway.

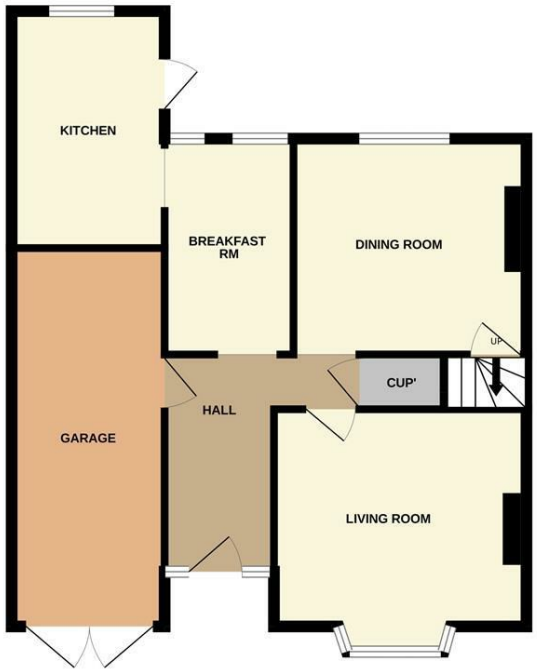
Rear Garden
Has a brick built store and brick built out house, paved patio with mainly lawn beyond.







GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



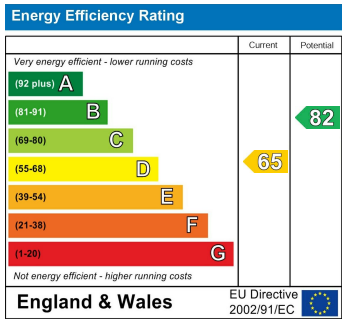
1ST FLOOR
627 sq.ft. (58.2 sq.m.) approx.

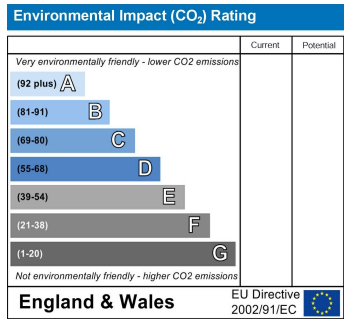


TOTAL FLOOR AREA : 1304 sq.ft. (121.1 sq.m.) approx.

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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