

5 MIDHOPE STREET, REDDITCH, B97 6DD
OFFERS OVER £250,000

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AN IMMACULATELY PRESENTED TWO BEDROOM, SEMI DETACHED HOME WITH OFF ROAD PARKING AND IMPRESSIVE SUN ROOM SET IN THE POPULAR LOCATION OF BROCKHILL. THIS PROPERTY MUST BE SEEN TO BE APPRECIATED!!

The ground floor offers an entrance hallway, guest WC, pleasant living room to the front, kitchen diner at the rear with doors leading into the impressive sun room which is a great addition to the property and has versatile use for any buyer. To the first floor are two double bedrooms one with fitted wardrobes and a modern family bathroom with shower over bath.

Approach

The property is approached via a small front pathway and stoned are leading to the front door

Hallway

With stairs to the first floor landing and doors to the Living room and guest WC

Living Room

15'1" max x 9'6" max (4.61 max x 2.91 max)

With front window aspect, door to understairs storage and leads through to the Kitchen Diner

Kitchen Diner

12'8" max x 8'1" max (3.87 max x 2.48 max)

With an array of base and wall units, space for appliances and doors opening into the sun room

Sun Room

An impressive sun room with opening glass sides and roof leading out to the garden

Guest WC

4'9" max x 2'11" max (1.47 max x 0.89 max)

With basin and WC

Bedroom One

12'9" max x 8'6" max (3.90 max x 2.61 max)

With dual window aspect and storage cupboard

Bedroom Two

10'9" max x 8'2" max (3.28 max x 2.49 max)

With built in wardrobes (measurement to wardrobe)

Bathroom

6'3" max x 5'6" max (1.92 max x 1.69 max)

With basin, WC and shower over bath

Garden

A pleasant rear garden with faux grass, mature plants and established borders and side access gate to the driveway

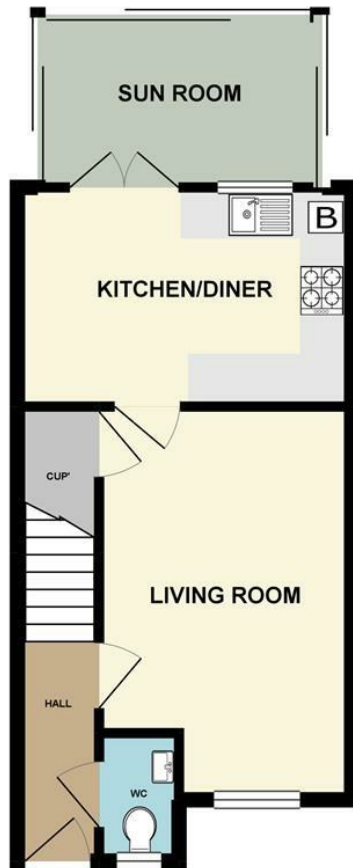
Parking

Off road parking providing a tandem length driveway

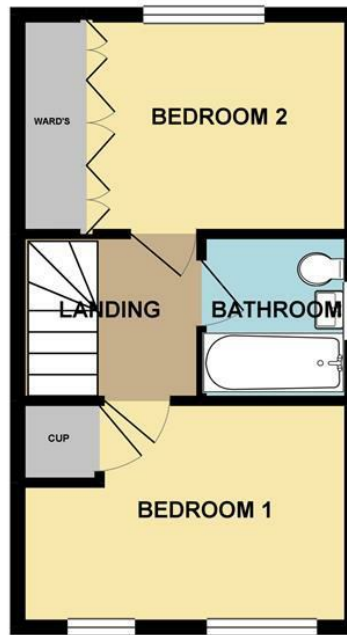
Agent note - there is a share access way for this driveway



GROUND FLOOR 35.75 sq. m.
(384.85 sq. ft.)

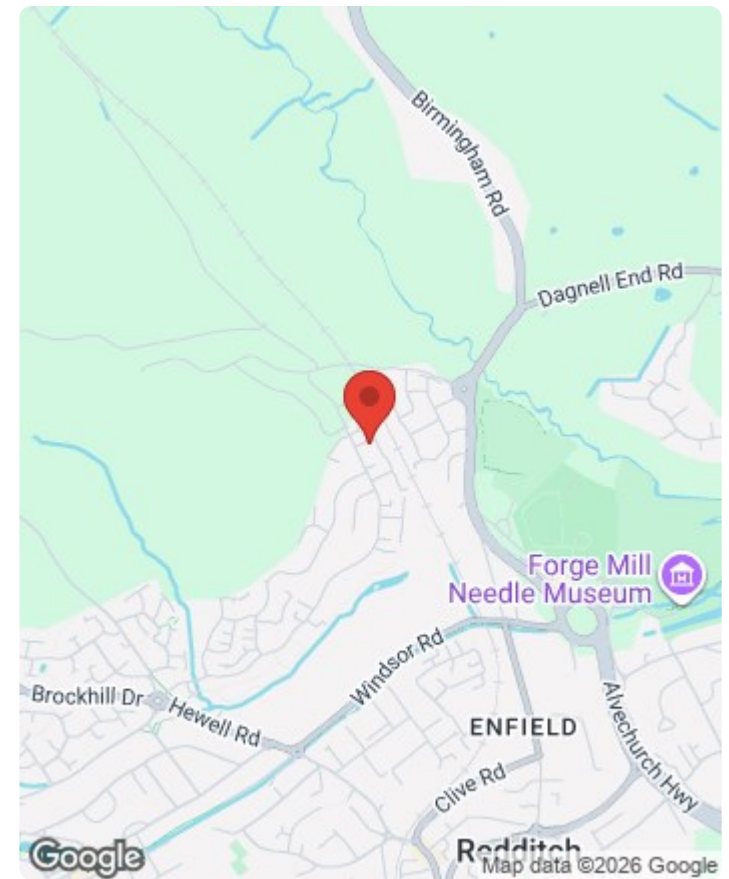


1ST FLOOR 27.76 sq. m.
(298.79 sq. ft.)



TOTAL FLOOR AREA : 63.51 sq. m. (683.64 sq. ft.) 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		97
(81-91) B		82
(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	

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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