

Vizors
estate agents

228 STUDLEY ROAD, REDDITCH, B98 7HL
OFFERS IN THE REGION OF £335,000

Vizors

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A VASTLY EXTENDED FOUR BEDROOM SEMI-DETACHED HOME INCLUDING ANNEX TO THE SIDE!!!

Set back from the road behind a substantial driveway, this deceptive property could ideally suit a buyer needing a self-contained annex, or simply a large family looking for a very spacious home. This exceptional property offers; living room, dining room, extended breakfast kitchen, utility room & guest WC, three double bedrooms and large main bathroom.

Approach
Approached via a shared entrance into the off road parking area, the driveway to the property is to the left and in front of the garage.

Lobby Area
With door to inner hallway for the main house, and further door into the lobby area for the Annex.

Main House Hallway
With stairs off to the first floor, doors to two storage cupboards, doors off to the dining room and to the breakfast kitchen.

Dining Room
12'4" max into the bay x 10'11" max (3.76m max into the bay x 3.35m max)
With open doorway leading into;

Living Room
15'2" max x 10'11" max (4.63m max x 3.35m max)

Breakfast Kitchen
16'0" max x 14'0" max (4.89m max x 4.28m max)
With door to further built-in cupboard, double doors out to the rear garden, door into;

Utility
8'11" max x 5'3" min (2.72m max x 1.62m min)
With wall mounted boiler, door to guest wc and to lobby at the side which leads to the annex.

Guest WC
With basin and WC

Main Landing
With built-in wardrobes, doors lead off to;

Bedroom Two
11'5" max x 10'11" max (3.49m max x 3.35m max)

Bedroom Three
11'5" max x 10'11" max (3.49m max x 3.35m max)

Bedroom Four
10'0" max x 9'4" max (7'6") (3.05m max x 2.86m max (2.29m))

Bathroom
8'10" max x 8'5" max (2.71m max x 2.59m max)
With basin, WC and bath

Annex Ground Floor- Kitchen/Diner
18'4" max 11'5" max (5.59m max 3.48m max)
With integrated oven & hob, double doors out to the rear garden, doors lead to the stairs to the first floor annex bedroom.

Annex First Floor- Bedroom One
14'10" x 10'7" max (4.53m x 3.25m max)
With fitted wardrobes, stairs from the ground floor and door into;

Annex First Floor- En-suite
6'9" max x 6'7" max (2.08m max x 2.01m max)

Garage
23'11" max (18'0") x 8'1" max (7.31m max (5.49m) x 2.48m max)
With integral access via the second lobby area (annex section).

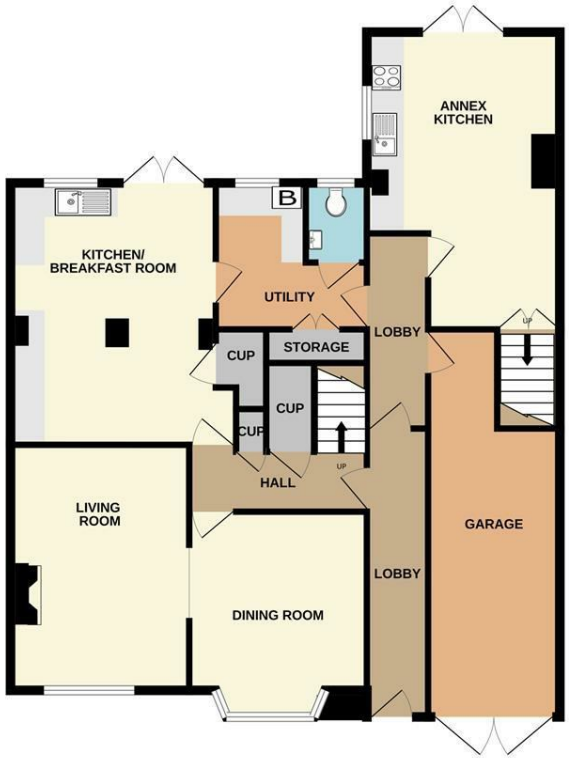
Rear Garden
A particularly well-established rear garden, with raised pond, lawn and an abundance of shrubs.







GROUND FLOOR
1175 sq.ft. (109.2 sq.m.) approx.

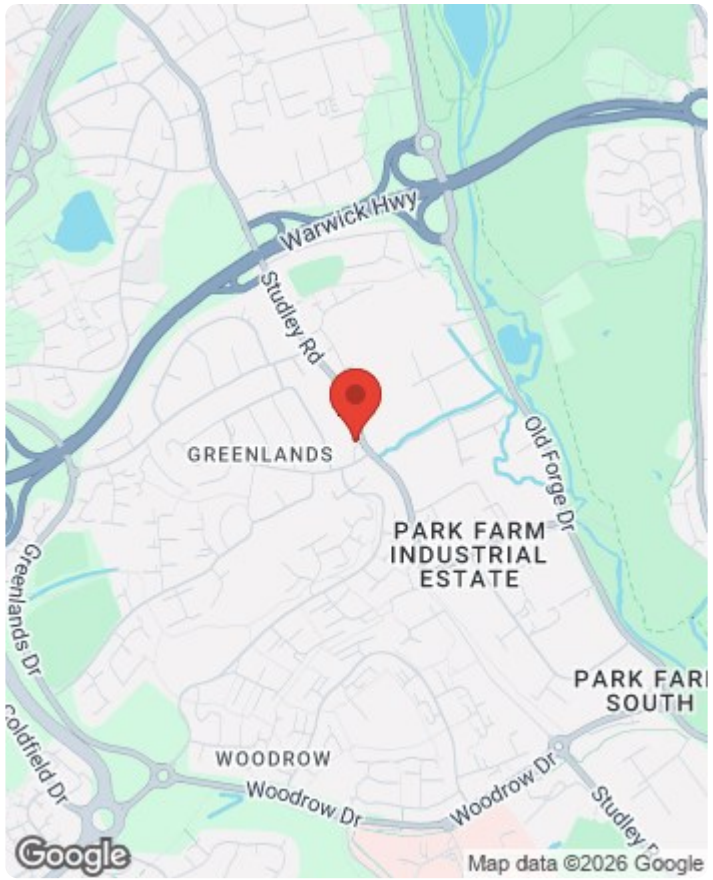


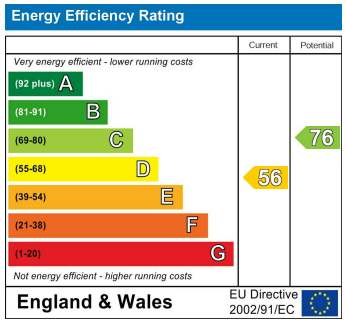
1ST FLOOR
805 sq.ft. (74.8 sq.m.) approx.

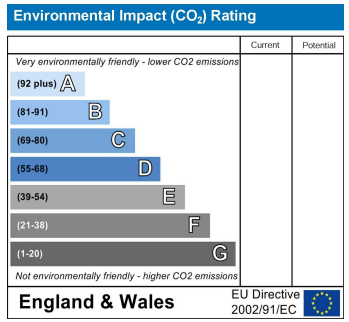


TOTAL FLOOR AREA : 1980 sq.ft. (184.0 sq.m.) approx.

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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The Property Ombudsman

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