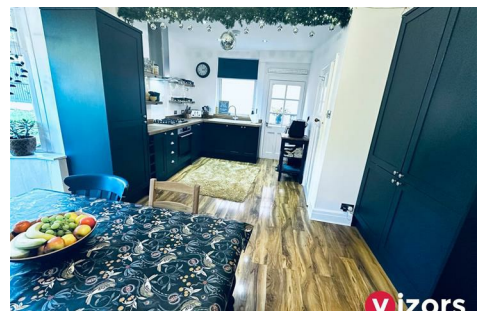




49 PLYMOUTH ROAD, REDDITCH, B97 4PX

ASKING PRICE £295,000

A STUNNING THREE BEDROOM SEMI-DETACHED HOME ON THIS HIGHLY REGARDED ROAD IN REDDITCH!!

This beautifully presented home is set on the prestigious Plymouth Road in Redditch, offering easy access into Redditch, plus local bus & train links. Presented by the current owner to an outstanding standard, the property offers; stunning fitted kitchen/diner (with integrated oven, hob, extractor, fridge freezer & dishwasher), a lovely bay fronted living room, guest WC, side porch/lobby and store, to the first floor are three bedrooms and stunning bathroom. To the rear is a generous, well established garden and to the front an ample driveway with EV charge point included. Viewing is strongly advised!!

EPC -D.

Council Tax- C.

Tenure - Freehold (subject to solicitor confirmation).

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent

Approach

Off road parking via a driveway to the front with EV charge point. Main front entrance and access at the side via the side porch/lobby.

Entrance Hall

Stairs off to the first floor and doors off to;

Living Room

13'0" max into bay x 11'1" max (3.97m max into bay x 3.38m max)

Kitchen/Diner

19'11" max x 15'10" max into bay (9'6" min) (6.08m max x 4.84m max into bay (2.92 min))

Re-fitted by the current owner, offering integrated oven, hob, extractor, fridge freezer & dishwasher. Double doors lead out to the rear garden and door at the side leads out to;

Side Porch/Lobby

17'10" max x 3'9" max (5.46m max x 1.16m max)

Door giving access from the front, door to rear garden, wooden door to store/utility area with plumbing for washing machine.

Landing

With access to loft, airing cupboard housing the boiler, doors off to :-

Bedroom One

12'11" max x 10'11" max (3.96m max x 3.35m max)

Bedroom Two

10'11" max x 10'6" max (3.35m max x 3.22m max)

Bedroom Three

9'8" max x 8'5" max (2.95m max x 2.57m max)

Bathroom

7'6" max x 6'10" max (2.30m max x 2.10m max)

Rear Garden

A generous garden at the rear, offering sections of paving, mainly lawn, shrubs, & trees.

Vizors Estate Agents Ltd

📍 Hyde House, 52 Bromsgrove Road
Redditch B97 4RJ

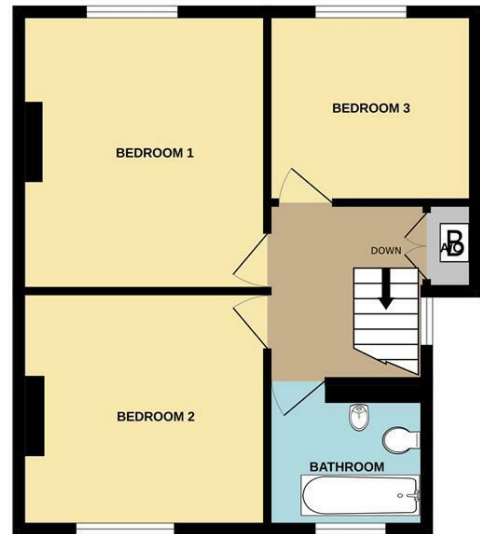
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GROUND FLOOR
631 sq.ft. (58.7 sq.m.) approx.

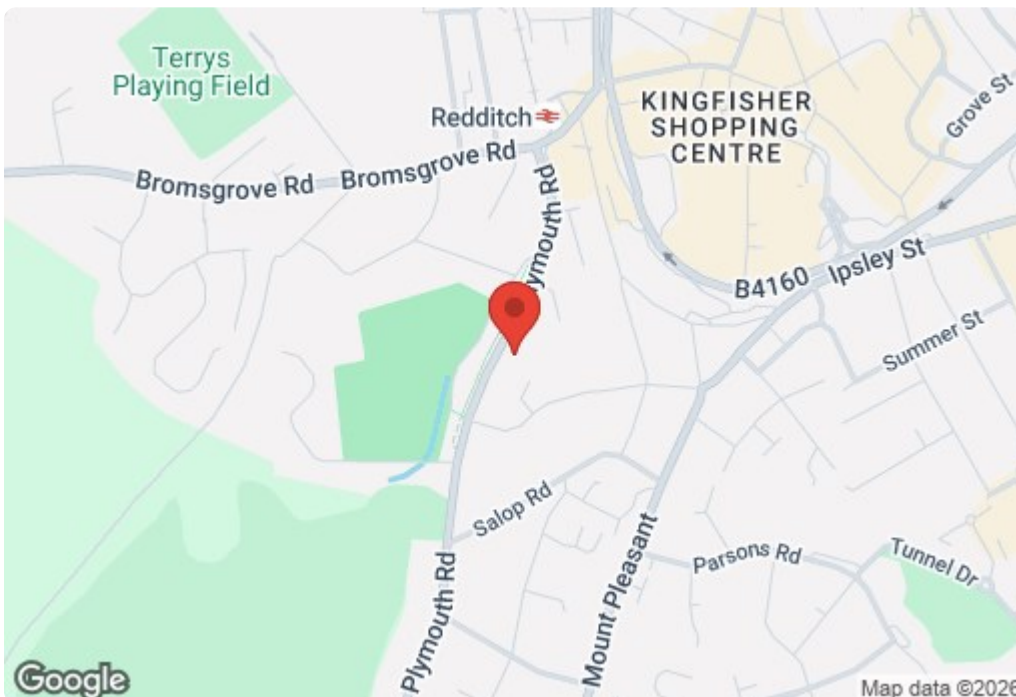


1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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