



**50 MOUNT PLEASANT, REDDITCH, B97 4JB**

**ASKING PRICE £160,000**

# 50 MOUNT PLEASANT, REDDITCH, B97 4JB

A THREE BEDROOM MID TERRACE HOME IN NEED OF MODERNISING IN A CONVENIENT LOCATION!

This three bedroom mid terraced property could be well suited to either a buy-to-let investor or family alike, is set in this incredibly convenient location for Redditch Town Centre, bus & train links and offers well proportioned accommodation offering; living room, dining room, kitchen and cellar, ground floor bathroom, three double bedrooms, double glazing and gas central heating.

## Approach

The property is approached via a dwarf wall to the front with pathway leading up to a canopied front entrance porch with front door opening into:-

## Living Room/Reception One

12'1" not including bay x 11'9" max (3.68 not including bay x 3.59 max) Double glazed bay window to front, central heating radiator, door gives access to reception two/dining room.

## Dining Room/Reception Two

12'5" x not including door recess x 11'11" max (3.79 x not including door recess x 3.62 max) Having wood effect laminate flooring, central heating radiator, coving to ceiling, uPVC double glazed window to rear, door giving access to stairs leading down to cellar, door giving access to stairs rising to the first floor, door to kitchen

## Kitchen

14'1" x 6'3" (4.28 x 1.91) With uPVC double glazed window to side, uPVC double glazed door giving access to outside shared courtyard area, wall mounted boiler, door giving access to inner lobby

## Inner Lobby

With door leading to ground floor bathroom

## Bathroom

9'3" max x 6'2" max (2.82 max x 1.87 max)

Fitted with low level WC, wash basin, panelled bath, two double glazed windows to side, part tiling to walls

## First Floor Landing

With doors leading off to bedrooms two and three and stairs to second floor

## Bedroom Two

12'4" x 11'10" max (3.77 x 3.61 max)

With uPVC double glazed window to rear, central heating radiator, coving to ceiling

## Bedroom Three

12'1" x 11'0" to chimney breast (3.68 x 3.36 to chimney breast)

Incorporates fitted cupboard under stairs, uPVC double glazed window to front, central heating radiator

## Bedroom one

15'7" max x 9'3" to wall incorporating stairs (4.74 max x 2.82 to wall incorporating stairs) With stairs leading up from the first floor, two uPVC double glazed windows to front, central heating radiator.

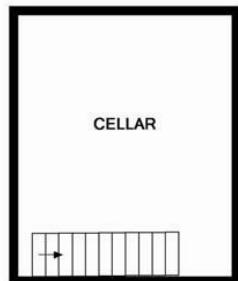
## Cellar Area

With access from Reception Two - not measured

## Outside

Rear shared courtyard area with shared side gate access



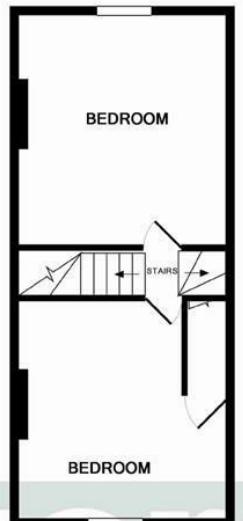


BASEMENT LEVEL  
APPROX. FLOOR  
AREA 170 SQ.FT.  
(15.8 SQ.M.)

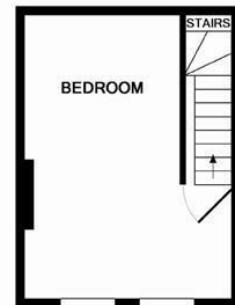


GROUND FLOOR  
APPROX. FLOOR  
AREA 468 SQ.FT.  
(43.5 SQ.M.)

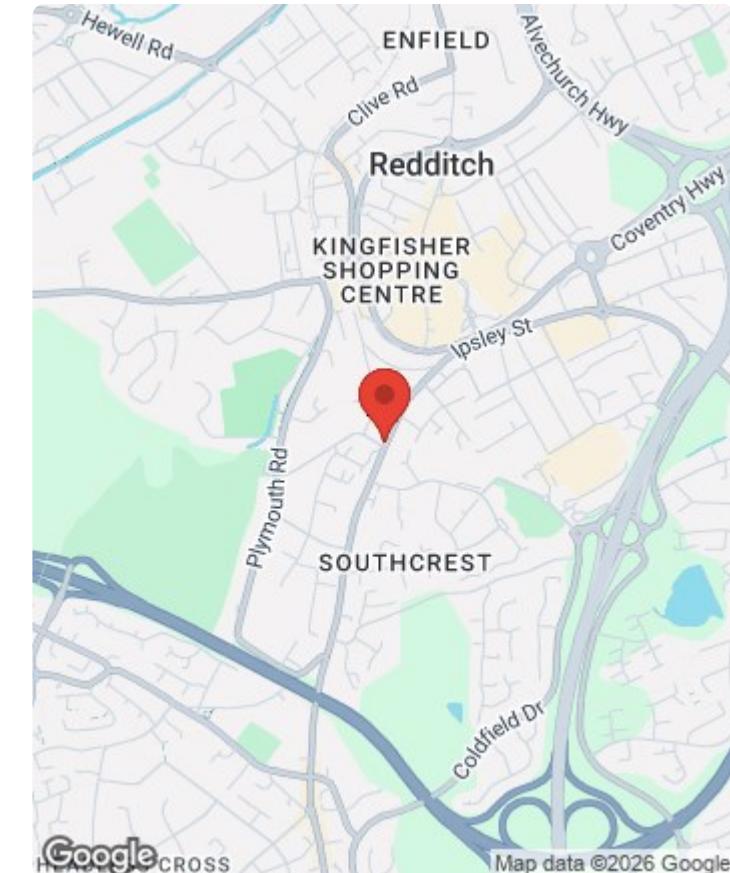
TOTAL APPROX. FLOOR AREA 1121 SQ.FT. (104.2 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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1ST FLOOR  
APPROX. FLOOR  
AREA 307 SQ.FT.  
(28.5 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 176 SQ.FT.  
(16.3 SQ.M.)



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 81        |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         | 53        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         | 76        |
| (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                         |         |           |



Vizor Estate Agents Ltd  
Company No. 7848499



Hyde House, 52 Bromsgrove Road, Redditch, B97 4RJ

Tel: 01527 584 533

[www.vizorestates.com](http://www.vizorestates.com)



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