76 WHETSTONE STREET, REDDITCH, B98 7WA
FIXED PRICE £300,000

AN IMMACULATE THREE BEDROOM, SEMI DETACHED HOME WITH TANDEM LENGTH PARKING.

Set in the popular area of Wirehill is this well maintained home. The ground floor offers; entrance hallway, living room, kitchen diner to the rear & guest WC. To the first floor is a principle bedroom with built in sliding door wardrobes and ensuite shower room, a further double bedroom, a smaller third bedroom and ample family bathroom. At the rear is a pleasant, enclosed garden with patio space and one tier lawn area along with a side access gate. To the side of the property is tandem length, off road parking. This property offers spacious and modern accomodation throughout and would be ideal for first time buyers or growing families.

EPC - B
Council Tax Band - C
Tenure - Freehold (subject to solicitor confrimation)

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 makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order. cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.

Approach
The property is approached via a pathway leading to the front door with driveway to the side of the proeprty

Entrace hallway
4'9" max x 4'9" max (1.47 max x 1.47 max)
With access to the guest WC and into the living room

Living Room
14'11" max x 12'2" max (4.57 max x 3.71 max)
With window overlooking the front aspect, access to the understairs storage and door leading to the Kitchen Diner

Kitchen Diner
15'4" max x 10'9" max (4.69 max x 3.28 max)
With an array of base and wall units, integrated dishwasher and space for other appliances to be integrated also along with dining area are doors opening out to the rear garden

Guest WC
5'1" max x 3'4" max (1.56 max x 1.03 max)
With basin and WC

Bedroom One
10'7" max x 9'4" max (3.24 max x 2.85 max)
With fitted wardrobes and door into the en-suite shower room

En-suite
6'11" max x 4'5" max (2.11 max x 1.37 max)
With shower enclosure, basin and WC

Bedroom Two
12'7" max x 8'0" max (3.85 max x 2.46 max)
With window over looking the front aspect and alvoce/wardrobe space

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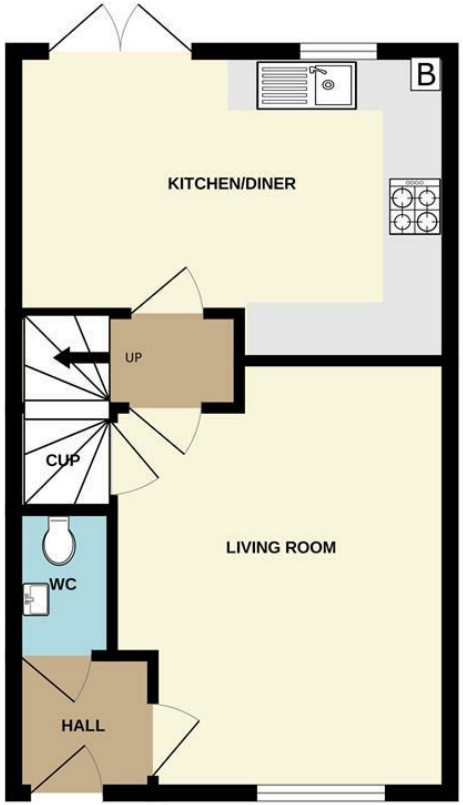
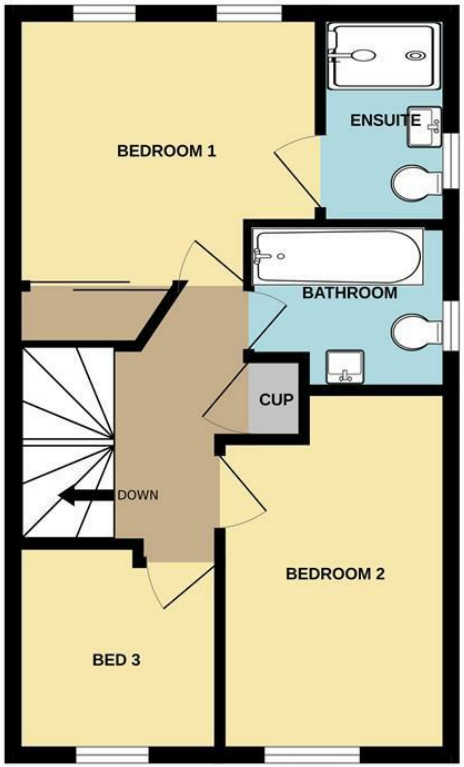
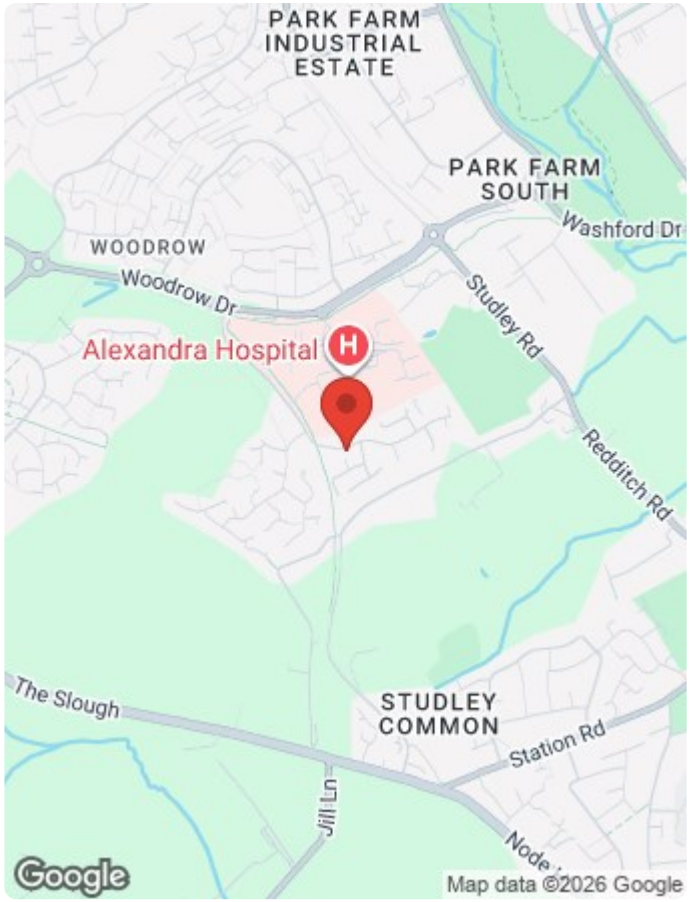
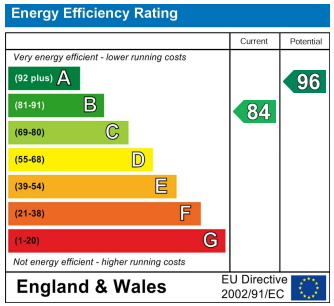
GROUND FLOOR

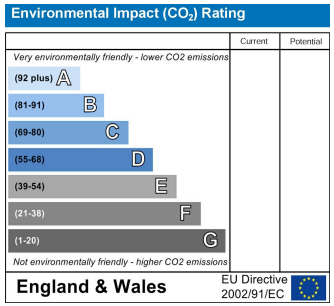


1ST FLOOR









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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