



20 STONELEIGH CLOSE, REDDITCH, B98 7YW
ASKING PRICE £320,000

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A BEAUTIFULLY PRESENTED, EXTENDED THREE BEDROOM DETACHED HOME IN THIS POPULAR DISTRICT OF OAKENSHAW SOUTH, REDDITCH.

This stunning detached home not only benefits from a generous corner plot and extra parking at the rear, it has also been extended to the ground floor, to offer what the agent feels to be very versatile accommodation. This impressive property comprises; entrance hall, lovely living room, a generous breakfast/kitchen, and a versatile ground floor extension which may be used as a Family room/snug with an additional ground floor shower room & WC off. There are three bedrooms to the first floor and a beautiful bathroom. Outside there is a generous block paved driveway at the front, and a lovely spacious garden at the rear, with a further parking space set back beyond the rear garden. Viewing is highly recommended!!!

Approach

To the front of the property is a generous block paved driveway leading up to the main entrance door. There is a lawned section at the front leading down to the side of the property and a further parking area at the rear.

Hallway

Has stairs to the first floor and door into;

Living Room

14'7" max into downstairs (9'5" min) x 12'9" max (4.46m max into downstairs (2.89m min) x 3.90m max)

With built-in seat bench into the downstairs recess, a coal effect gas fire and door leads into;

Breakfast/Kitchen

14'6" max x 9'11" max (4.44m max x 3.03m max)

With integrated oven, hob and extractor, a wall cupboard houses the boiler. A open recess looks into the Family room/snug and a walkway leads though into it.

Family Room/Snug

11'5" max x 10'9" max (3.49m max x 3.30m max)

With double doors leading out to the patio and rear garden, door leading into;

Ground Floor Shower room & WC

11'5" max x 3'1" max (3.48m max x 0.96m max)

With shower cubical, low level WC and pedestal wash basin.

Landing

With door to storage cupboard, doors lead off to;

Bedroom One

12'6" to sliding ward' doors x 9'1" max (3.83m to sliding ward' doors x 2.78m max)

With built-in wardrobes with sliding mirrored doors, further built-in wardrobes.

Bedroom Two

8'5" max x 7'2" max (2.59m max x 2.19m max)

Bedroom Three

7'2" max x 5'10" max (2.19m max x 1.79m max)

Bathroom

6'3" max x 6'0" max (1.93m max x 1.84m max)

Fitted with a low level WC, pedestal wash basin, bath with shower over and fitted screen.

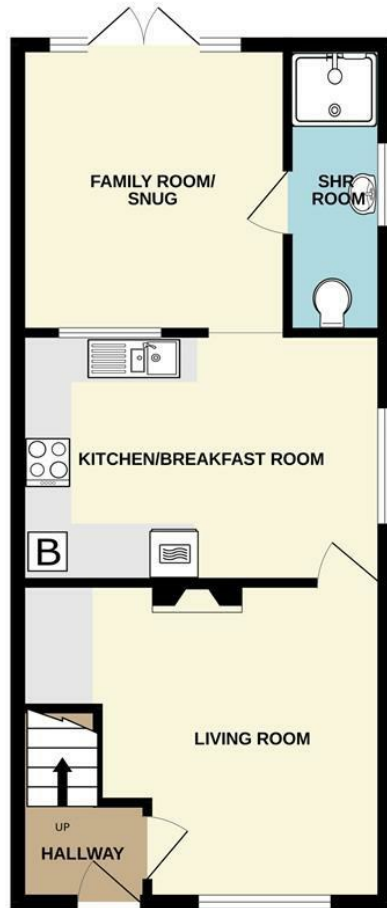
Rear

Although the property has been extended the agent feels there still to be a generous garden to the rear. Offers a paved and stone chipped area, Faux grass beyond, a further paved seating area and an

opening at the rear which houses the shed.



GROUND FLOOR
498 sq.ft. (46.2 sq.m.) approx.

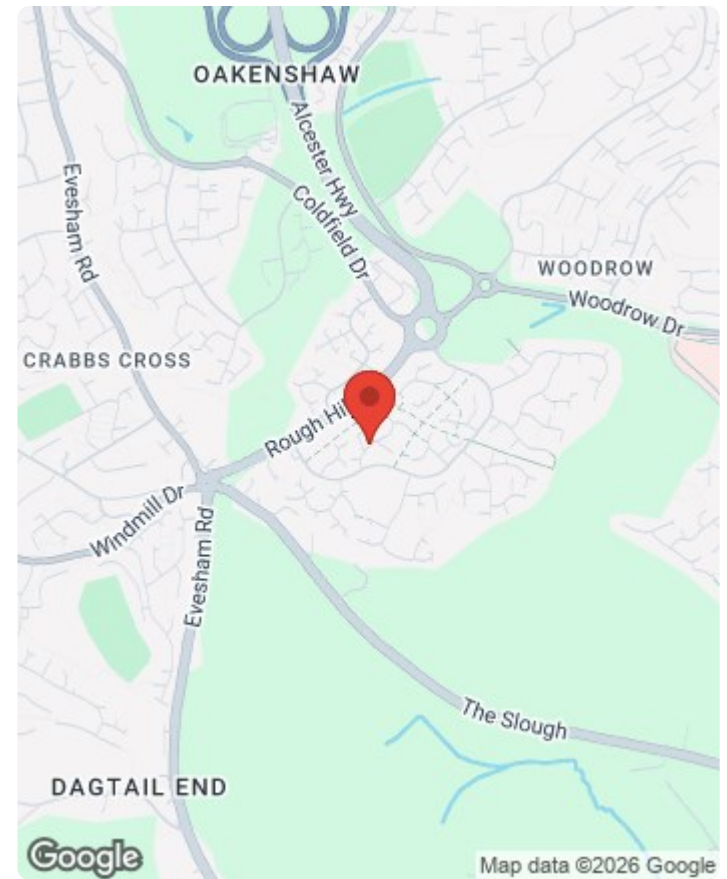


1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (76.9 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	67
(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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