



80 HARPORT ROAD, REDDITCH, B98 7PB
OFFERS OVER £335,000

ON OFFER WITH NO ONWARD CHAIN - AN IMMACULATLY PRESENTED, EXTENDED FIVE BEDROOM, SEMI DETACHED HOME IN GREENLANDS WITH OFF ROAD PARKING AND REAR GARDEN.

The ground floor of the property offers: entrance porch, hallway, pleasant living room with bay window, large dining room with storage cupboards, kitchen breakfast room, versatile conservatory and a multi-purpose shower room/utility. To the first floor are two large double bedrooms with built in sliding door wardrobes, a third small double bedroom with built in storage and two further bedrooms, along with a recently refurbished family bathroom.

Externally there is an ample block paved driveway to the front, EV Charger and storage garage. To the rear is a private garden offering a raised deck area, tucked away patio space and a lower tier of lawn and patio.

This property could be ideal for a growing family and has undergone modernisation in recent years to become a practical yet versatile home.

EPC - in progress

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 makes clear that this information cannot be relied upon as a statement of facts, and



Front/Approach

The property is approached via a large block paved driveway leading to the front porch and storage garage. EV charging point



Hallway

12'4" max x 5'10" max (3.78 max x 1.80 max)

Living Room

11'11" max x 11'11" max (3.64 max x 3.65 max)

With bay window and fireplace feature wall



Dining Room

12'0" max x 9'9" max (3.67 max x 2.99 max)

With two built in storage cupboards and access doors into the conservatory



Kitchen/Breakfast Room

14'11" max x 8'10" max (4.55 max x 2.70 max)

Kitchen breakfast room with worktop/seating area, an array of base and wall units, integrated dishwasher and door leading into the utility room



Utility/Shower Room

6'8" max x 8'2" max (2.04 max x 2.49 max)

With walk in wet room/shower, WC and hand basin along with space/plumbing for wet appliances



Conservatory

15'10" max x 8'10" max (4.84 max x 2.70 max)

Versatile conservatory with access doors to the rear garden



Landing

11'2" max x 5'10" max (3.41 max x 1.80 max)

Providing access to all bedrooms and family bathroom

Bedroom One

9'11" max x 12'8" max (3.03 max x 3.87 max)

With two sets of built in sliding wardrobes and bay window, overlooking the front aspect





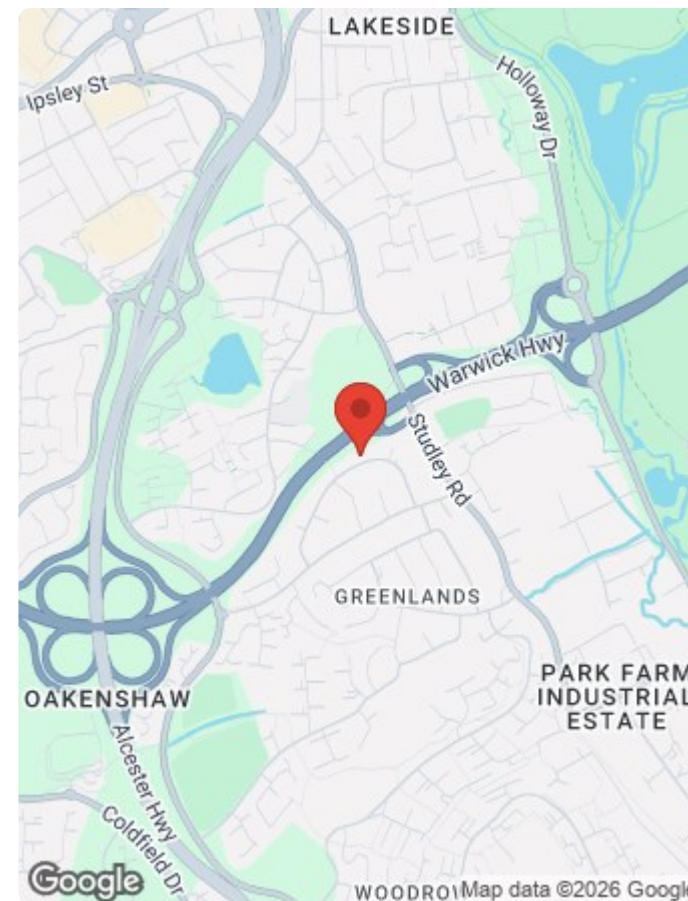
GROUND FLOOR



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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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		
(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	