



13 MASON ROAD, REDDITCH, B97 5DA
ASKING PRICE £185,000

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A NEATLY PRESENTED TWO BEDROOM SEMI-DETACHED HOME IN HEADLESS CROSS, REDDITCH!!

This neatly presented traditional home is conveniently located in the very popular district of Headless Cross, making it handy for schools, local shops, bus routes, etc. This characterful property offers; hallway with stunning tiled floor, two reception rooms, kitchen, TWO DOUBLE BEDROOMS, a very generous bathroom, garden to the rear with two outhouses/stores. Viewing is strongly advised.

EPC - D.

Approach

An enclosed inner porch, with door into;

Entrance Hall

With impressive traditional tiled floor, double doors to stairs leading into the understairs, doors to reception one & two;

Reception One

13'2" max into bay x 9'6" max (4.03m max into bay x 2.91m max)

Reception Two

13'0" max x 12'1" max (3.98m max x 3.70m max)

With door leading to the stairs, and further door to the kitchen;

Kitchen

11'10" max x 7'1" max (3.63m max x 2.16m max)

With door to the side leading to the patio & rear garden.

Landing

Leads off to the bedrooms & bathroom.

Bedroom One

12'10" max x 11'1" max (3.93m max x 3.38m max)

With fitted wardrobe/cupboard.

Bedroom Two

12'2" max x 9'11" max (3.71m max x 3.03m max)

With door to built-in cupboard which has the loft access within in.

Bathroom

12'0" max x 7'1" max (3.67m max x 2.16m max)

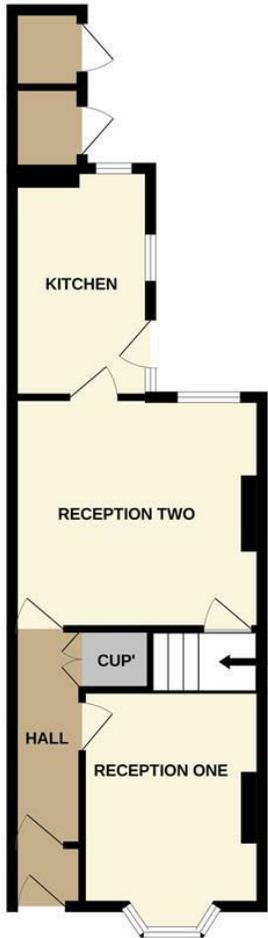
With cupboard which houses the boiler.

Rear Garden

A shared side pathway/alleyway leads to side gate access for this property to the rear garden. An initial paved area, with two outhouses/stores, lawn beyond with paved pathway.



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

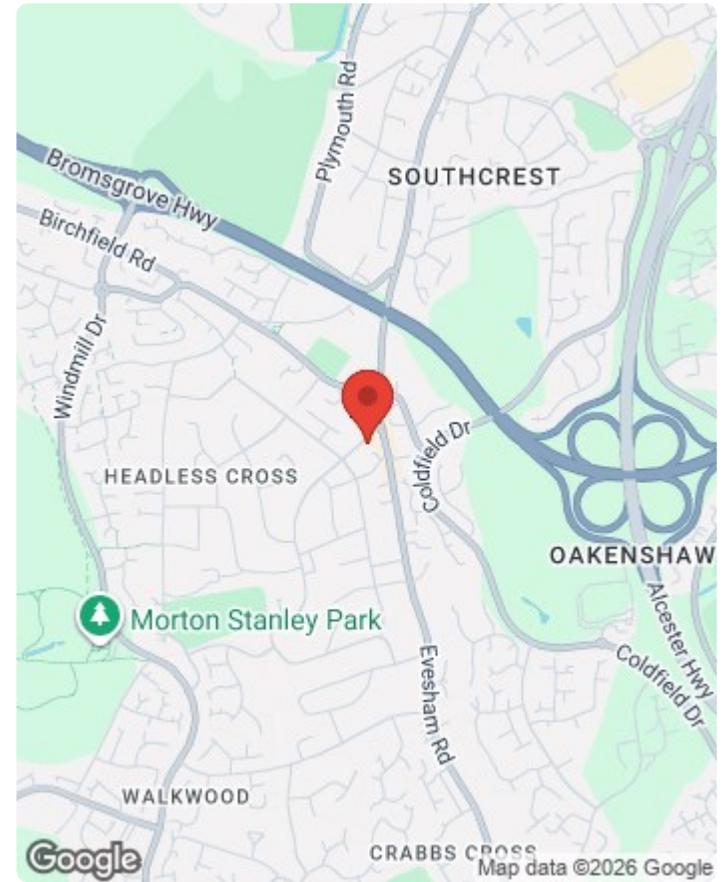


1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 892 sq.ft. (82.9 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	60	78

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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