



## 81 HARPORT ROAD, REDDITCH, B98 7PH

**ASKING PRICE £240,000**

A SPACIOUS TWO BEDROOM HOUSE WHICH BENEFITS FROM THE RARE FEATURE OF TWO GARAGES!!!

This well presented two bedroom home is set in the ever-popular district of Greenlands, Redditch. A rare treat to find is its generous block paved driveway leads up to TWO GARAGES!!! This impressive property offers; lovely living room with log burner, a generous kitchen/diner with integrated oven & electric hob, two double bedrooms and modern bathroom. There are garden areas to the front and rear, and the property is offered with no onward chain!!! Viewing is advised.

EPC - In progress

Council Tax - B

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 that any interested parties must make their own enquiries and satisfy themselves before any

## Approach



The property is approached via a block paved driveway which leads to both garages. There is a lawned area at the front and also a lawned and paved area at the rear. Main entrance door is at the side opening into;

## Hall

With stairs off to the first floor, doors to living room and kitchen/diner.

## Living Room

13'10" max x 13'8" max (10'5") (4.24 max x 4.19 max (3.19m) )



With log burner, tall designer style radiator and recess into the understairs area.

## Kitchen/Diner

14'0" max x 10'8" max (4.27 max x 3.26 max)



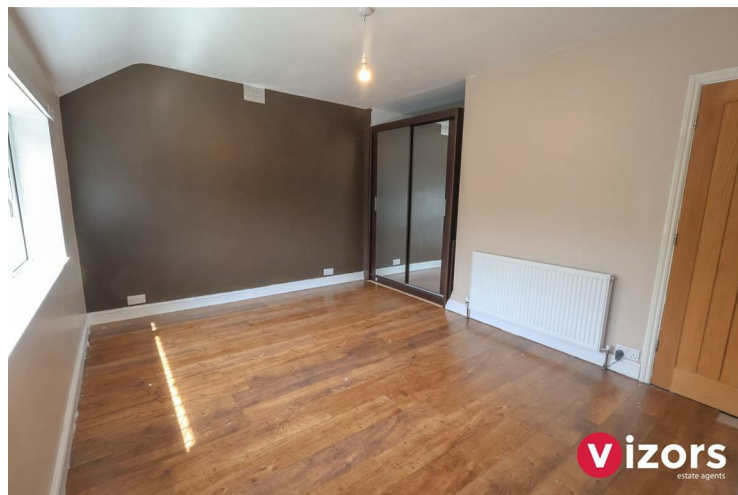
With fitted oven and electric hob, and rear door access to the rear garden.

## Landing

Doors lead off to;

## Bedroom One

14'0" max x 10'6" max (13'9" max into recess) (4.27 max x 3.22 max (4.21m max into recess))



A spacious main bedroom with handy recess for a wardrobe.

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Hyde House, 52 Bromsgrove Road  
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## Bedroom Two

10'9" max x 9'2" max (3.28 max x 2.81 max )



## Bathroom

7'6" max x 4'5" max (2.30m max x 1.35m max )



With Basin, WC and Shower Over Bath and heated towel rail.

## Garage One

15'1" max 7'4" max (4.60m max 2.24m max)

With double doors.

## Garage Two

14'3" max x 7'3" max (4.35m max x 2.23m max )

With double doors.

## Garden

Leads open plan from the driveway & garages with paved patio and lawn area.

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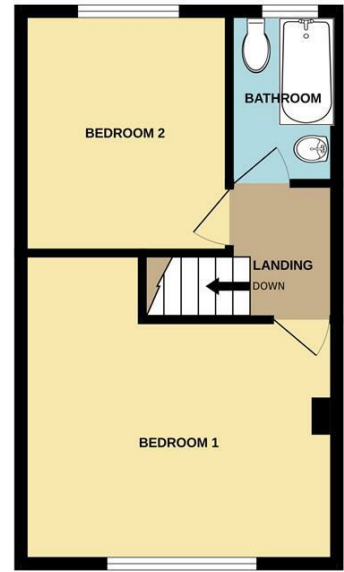
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GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.

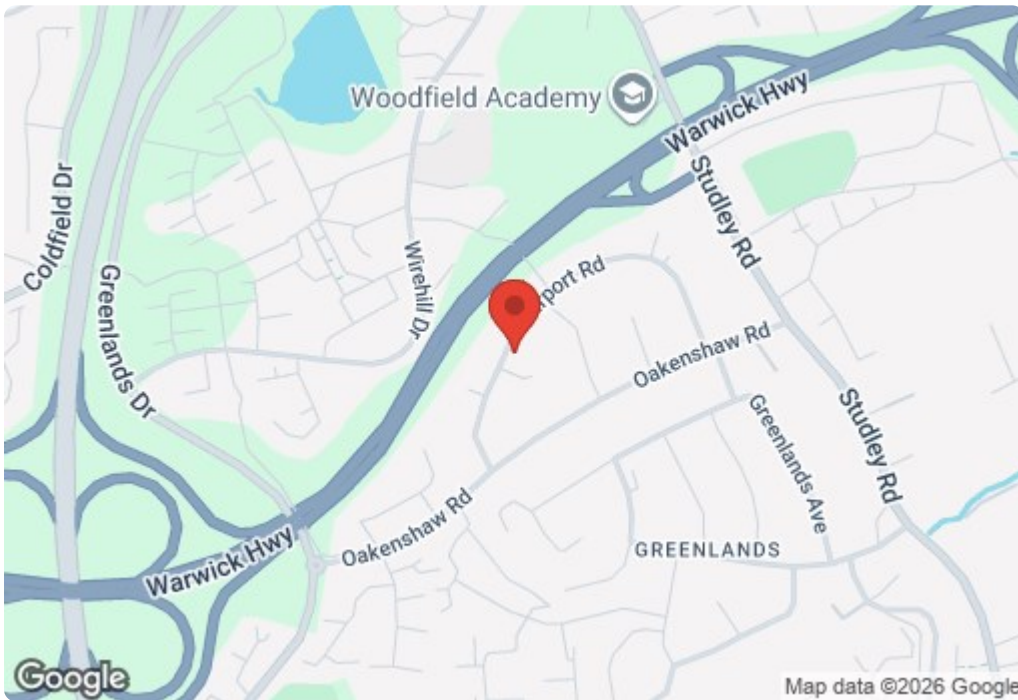


1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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