



70 South Street

Redditch, B98 7DQ

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

A charming terraced home offering versatile living spaces, a useful loft room and a rear garden in well located Redditch

- A terraced home with three bedrooms, two reception rooms and a generous floor area of over 1100 sq ft
- Period fireplaces and character features enhance the living spaces
- An enclosed rear garden provides a private space for outdoor enjoyment
- Practical utility and shower room supports modern family living
- Situated in Redditch, offering access to local amenities, schools and transport links

This charming terraced home combines character and practicality with accommodation arranged over multiple floors. The living and dining rooms provide distinct reception spaces complemented by a functional kitchen, utility and ground floor shower room. Three well proportioned bedrooms include a second bedroom with wc and wash basin, while an adaptable loft room offers extra space for work or leisure. Outside, a private rear garden extends the living space. Located in Redditch, the property benefits from proximity to everyday amenities and transport connections.

1127 sq ft (104.7 sq m)





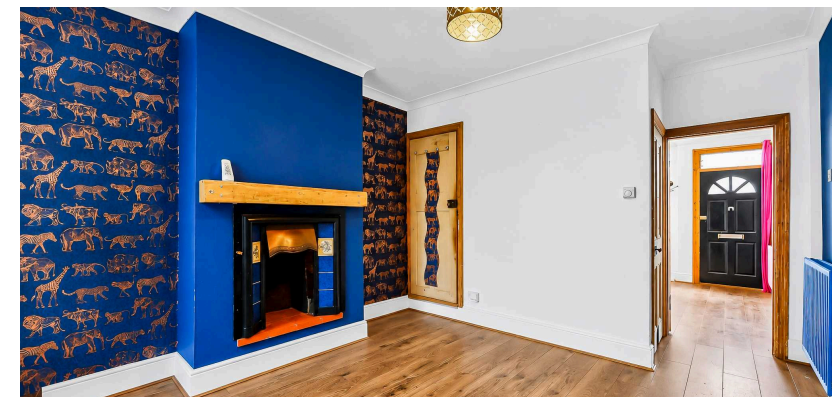
The living room

Serving as the primary space for relaxation and social gatherings, the living room offers a welcoming environment for day-to-day life. Its generous proportions accommodate comfortable seating and entertainment areas.



The dining room

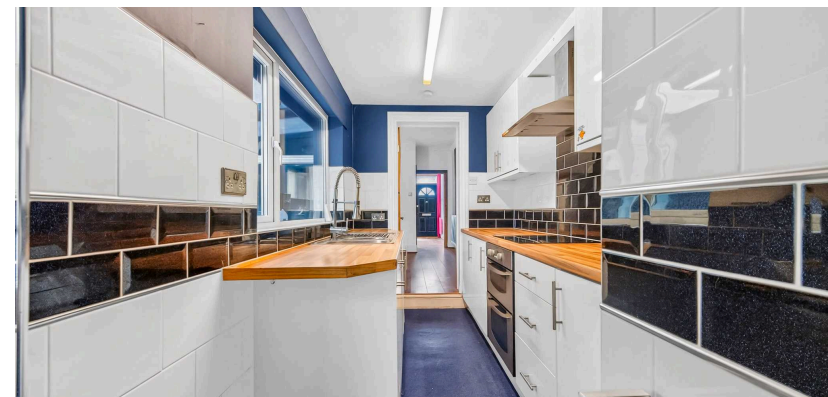
Designed for shared meals and special occasions, the dining room provides a defined setting for family and friends to come together. There is ample space to accommodate a dining table and additional furniture while maintaining a sense of openness. The room's positioning supports convenient access to the kitchen, enhancing the flow of daily life and entertaining.





The kitchen

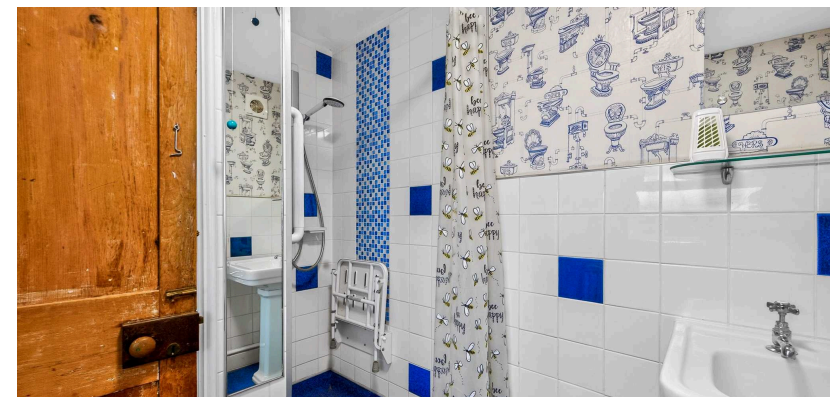
Central to daily routines, the kitchen is arranged for efficient meal preparation. The layout provides room for storage and meal preparation. Its proximity to the utility room enhances practicality and keeps household tasks separate from the reception areas.





The shower room

Convenience is provided by the ground floor shower room, which serves both household members and guests. It contains a shower, wash basin and WC for everyday use. Being located near the reception areas, it offers easily accessible facilities without needing to use the upstairs bathrooms.





The utility

Practical tasks are handled in the utility room, freeing the kitchen and living spaces from clutter. The room accommodates laundry appliances and offers surfaces for sorting and storage. Close to the kitchen, this space is well placed for chores, adding to the functionality of the home. From here, there is access to the rear garden



The primary bedroom

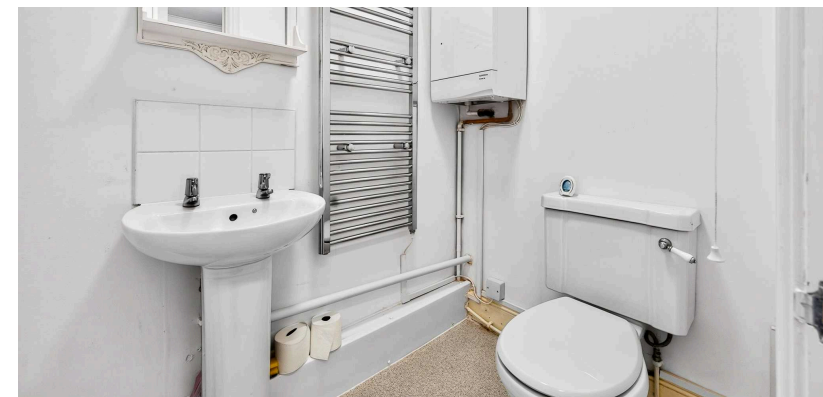
A calm and comfortable retreat, the primary bedroom is a restful space. Its generous size accommodates a large bed and additional bedroom furniture. The neutral setting provides an excellent opportunity for new owners to personalise the room to their own style.





The second bedroom and en suite

Ideal for guests or family members, the second bedroom provides well proportioned accommodation. An en suite with wash basin and wc adds privacy and convenience for its occupant. The room's layout allows for a bed and storage furniture while maintaining a sense of space.





The loft room

Adding further flexibility, the loft room offers additional space for a range of uses. It could accommodate a work area, hobbies or occasional guest accommodation. Situated on the top level, it enjoys a private position separate from the main bedrooms.

Location

Redditch is a thriving Worcestershire town with a wide range of amenities, including shops, leisure facilities and open green spaces. Residents benefit from a choice of schools for all ages, along with further education and healthcare services within the town. Road links connect to nearby towns and the motorway network, while a railway station provides access to Birmingham and beyond. The surrounding countryside offers opportunities for walking and outdoor pursuits. With both everyday conveniences and recreational options close by, Redditch presents a balanced lifestyle for families, commuters and retirees.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 5500 Mbps and upload speeds up to 5500 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Vodafone, Three, EE and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band B.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Total floor area 104.7 sq.m. (1,127 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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