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49 PLYMOUTH ROAD, REDDITCH, B97 4PX
ASKING PRICE £295,000
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A STUNNING THREE BEDROOM SEMI-DETACHED HOME ON THIS HIGHLY REGARDED ROAD IN REDDITCH!!

This beautifully presented home is set on the prestigious Plymouth Road in Redditch, offering easy access into Reddtich, plus local bus & train links. Presented by the current owner to an outstanding standard, the property offers; stunning fitted kitchen/diner (with integrated oven, hob, extractor, fridge freezer & dishwasher), a lovely bay fronted living room, guest WC, side porch/lobby and store, to the first floor are three bedrooms and stunning bathroom. To the rear is a generous, well established garden and to the front an ample driveway with EV charge point included. Viewing is strongly advised!!

EPC -D.
Council Tax- C.
Tenure - Freehold (subject to solicitor confirmation).








**Approach**
Off road parking via a driveway to the front with EV charge point. Main front entrance and access at the side via the side lean to via separate door



**Entrance Hall**
Stairs off to the first floor and doors off to;



**Living Room**
13'0" max into bay x 11'1" max (3.97m max into bay x 3.38m max)



**Kitchen/Diner**
19'11" max x 15'10" max into bay (9'6" min) (6.08m max x 4.84m max into bay (2.92 min))
Kitchen has been re-fitted by the current owner, offering plenty of storage and features an integrated oven, hob, extractor, fridge freezer & dishwasher. Double doors lead out to the rear garden and door at the side leads out to;



**Side Lean to**
17'10" max x 3'9" max (5.46m max x 1.16m max)
Door giving access from the front, door to rear garden, wooden door to store/utility area with plumbing for washing machine.




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TO THE
MOON AND BACK
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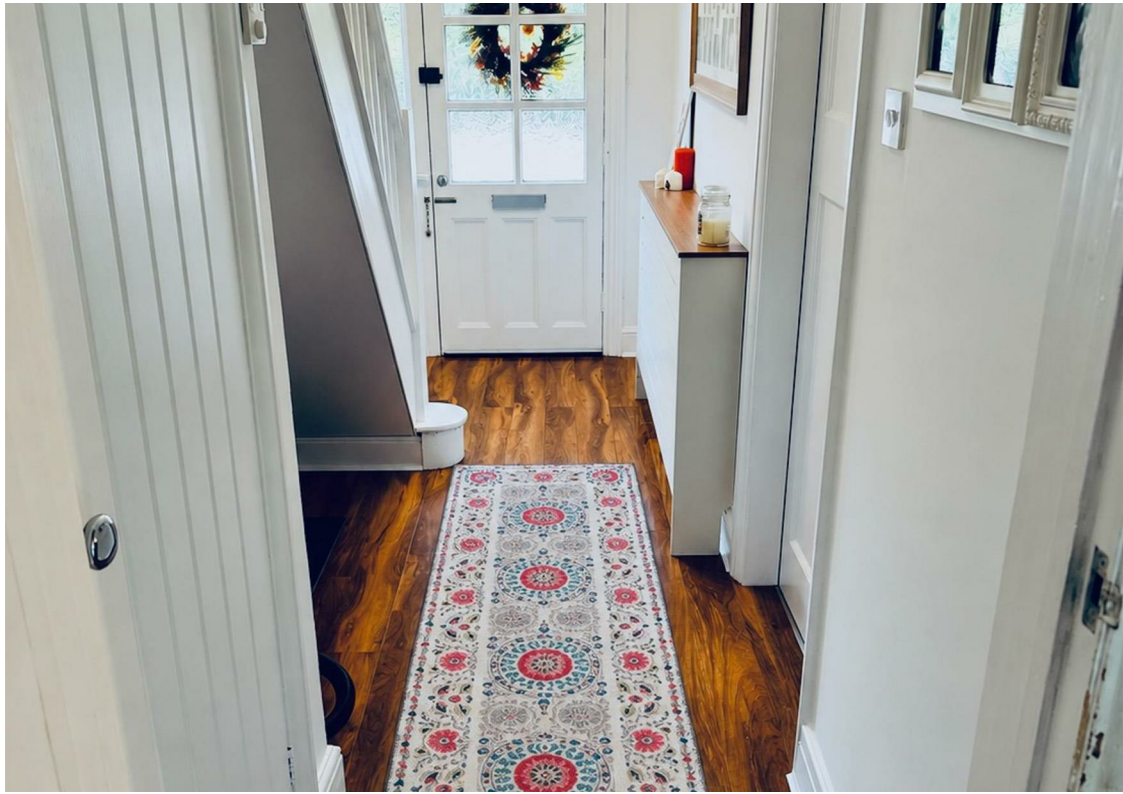
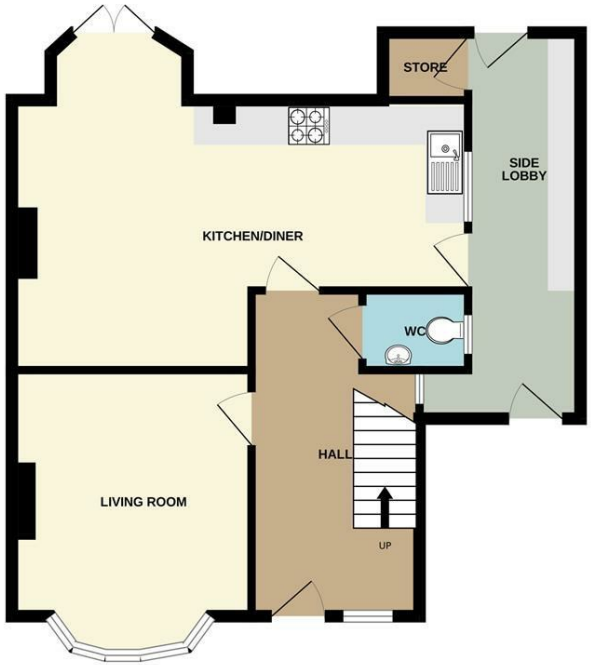
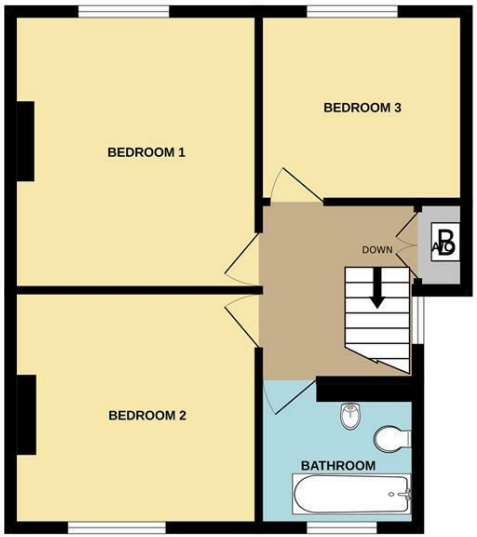


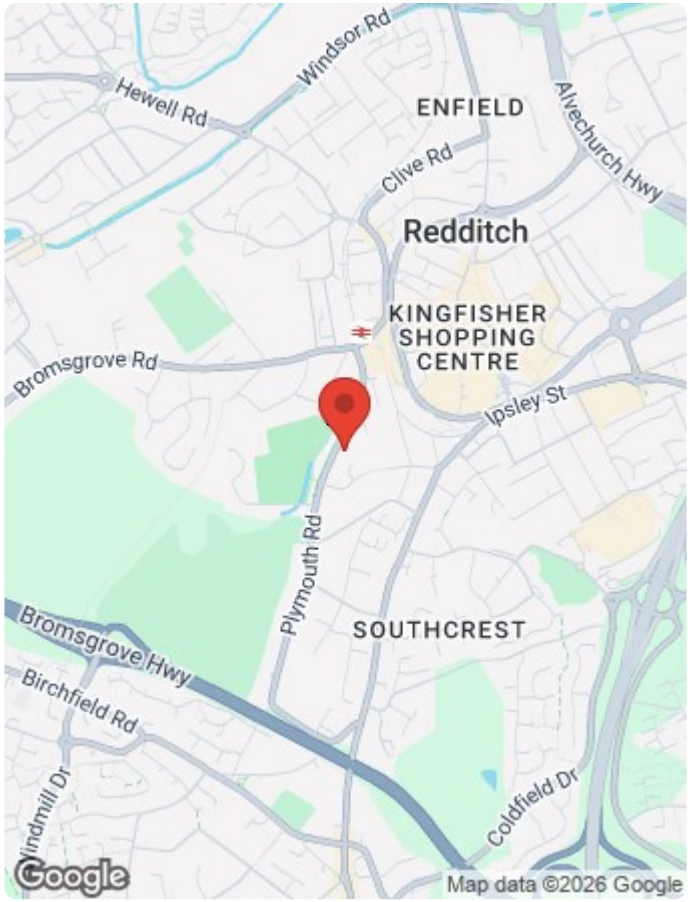


GROUND FLOOR
631 sq.ft. (58.7 sq.m.) approx.




1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.




TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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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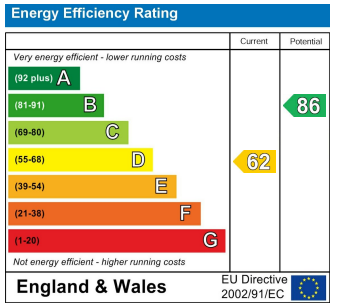


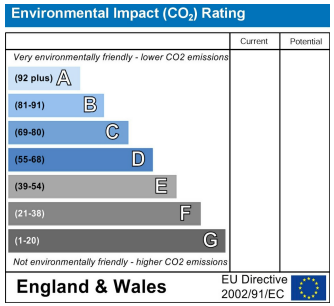


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ARLA Association of Residential Letting Agents

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