



**Pitchcombe Close, Redditch B98 7HT**

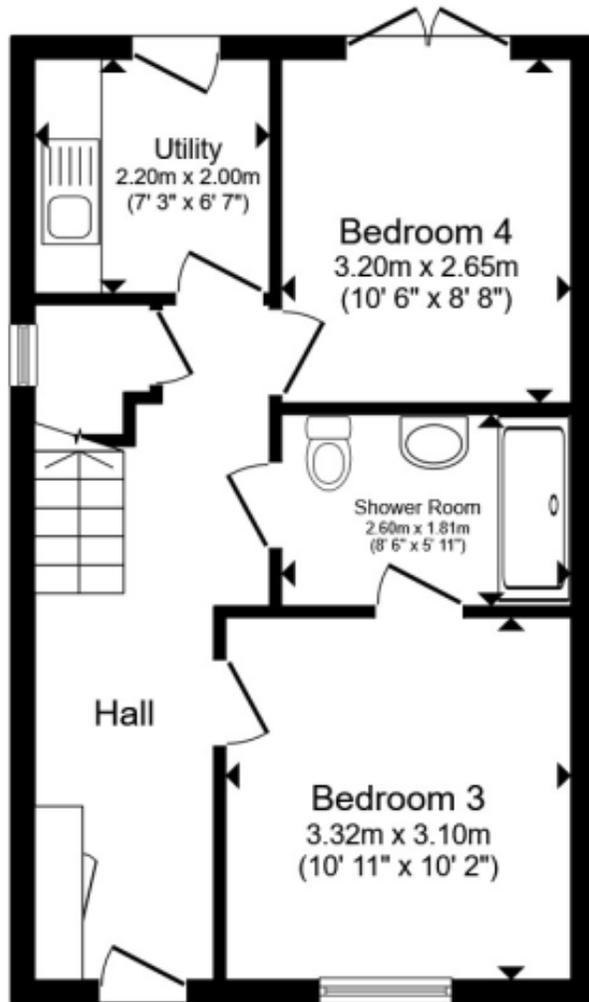


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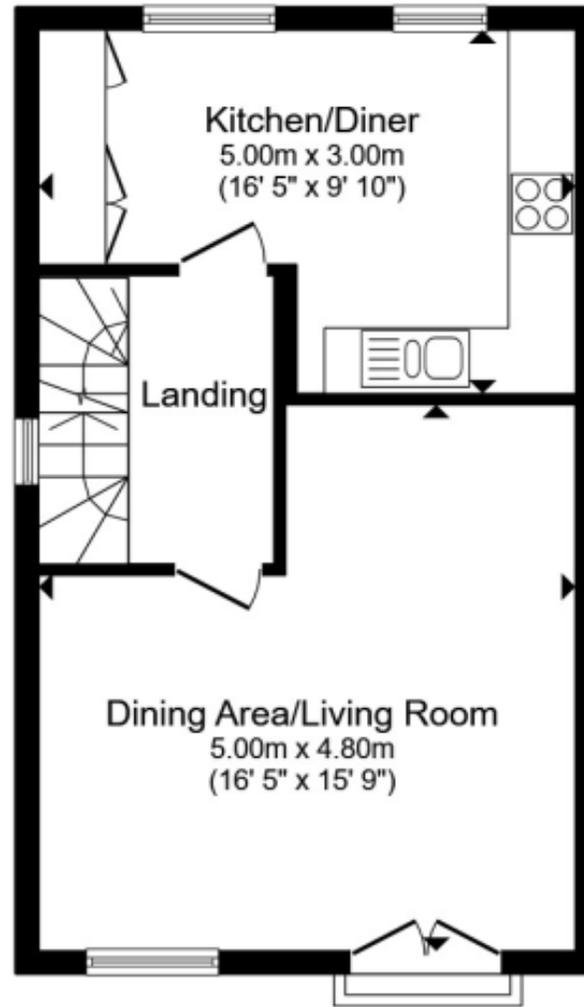
**Pitchcombe Close, Redditch**

WOW, COME AND VIEW THIS PROPERTY TO APPRECIATE ITS SIZE. IT OFFERS SOLAR PANELS AND EV CHARGING POINT. THIS THREE STOREY SEMI DETACHED HOUSE OFFERS GREAT LIVING ACCOMMODATION WITH THE GROUND FLOOR OFFERING POTENTIAL FOR SEPARATE LIVING ACCOMMODATION. GOOD SIZED BEDROOMS AND THREE BATHROOMS.

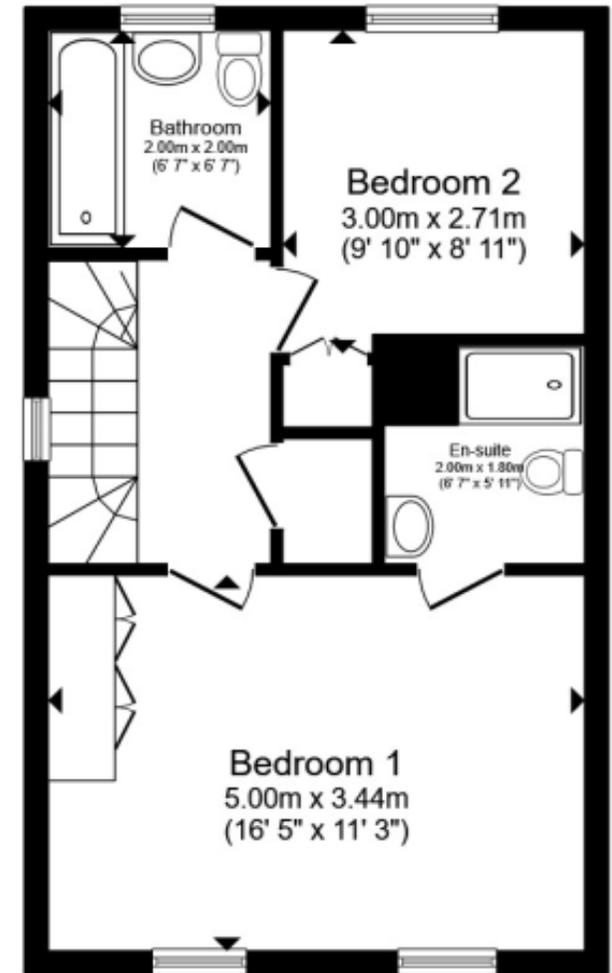




**Ground Floor**



**First Floor**



**Second Floor**

total floor area 121.6 m<sup>2</sup> (1,309 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.propertybox.io](http://www.propertybox.io)

## Approach

Via private side road leading up to obscure double-glazed inset door with an obscure double glazed panel over.

## Hall

Stairs to first floor accommodation. Dado. Radiator. Coving to ceiling. Door to built in storage cupboard with shelving. Doors off to , Two bedrooms, Utility and Shower room . Further door to under stairs storage cupboard

## Ground Floor Bedroom 3

10' 11" x 10' 2" ( 3.33m x 3.10m )

Double glazed window to front. Feature flooring. Built in wardrobes Radiator. Door to Shower room

## Ground Floor Bedroom 4

10' 6" x 8' 8" ( 3.20m x 2.64m )

Double glazed doors to rear gives access to rear garden Radiator. Feature flooring

## Ground Floor Shower Room

White suite comprising of shower tray with wall mount shower and sliding door. Wash hand basin, pedestal and mixer tap over. Close coupled toilet. Tiling to splash prone areas. Feature flooring. Door from hallway and bedroom 4

## Ground Floor Utility

7' 3" max x 6' 7" max ( 2.21m max x 2.01m max )

Obscure double-glazed window to rear. Extractor. Boiler. Fitted wall and base unit, worksurface over. stainless steel sink, drainer to side. Space for washing machine. Radiator. Feature flooring

## First Floor Landing

Dado rail. Radiator. Stairs to upper floor. Doors off to Kitchen Diner and a Lounge.

## First Floor Lounge

16' 5" max x 15' 9" max ( 5.00m max x 4.80m max )

Double glazed doors give access to Juliette balcony. Double glazed window to front. Coving to ceiling. Feature archway. Two Radiators. Electric fire with

ornate surround and hearth.

## Kitchen Diner

16' 5" max x 9' 10" max ( 5.00m max x 3.00m max )

Two Double glazed windows to rear. Coving to ceiling. A range of fitted wall and base units, worksurface over. One and a half bowl sink, mixer tap over and drainer to side. Tiling to splash prone areas. Gas Hob and fitted electric oven. Space for fridge freezer and Dishwasher. Feature flooring

## Top Floor Landing

Double glazed window to side on the staircase. Loft access. Dado. Radiator. Door to built in storage cupboard housing hot water booster system. Doors off to Two bedrooms, one with Ensuite and a family Bathroom

## Top Floor Bedroom 1

16' 5" max x 11' 3" ( 5.00m max x 3.43m )

Two double glazed windows to front. Coving to ceiling. Built in wardrobes. Door to Ensuite

## Top floor Ensuite

Shower tray, wall mount shower over and sliding screen. Wash hand basin, pedestal and mixer tap over. Close coupled toilet. Radiator. Feature flooring,

## Top Floor Bedroom 2

9' 10" max x 8' 11" max ( 3.00m max x 2.72m max )

Double glazed window to rear. Radiator. Built in wardrobe.

## Rear Garden

Raised flower beds. Gravelled beds to the rear. Shed. Trees and shrubs. Artificial grass. paved patio area. Fence to sides.

## Parking

Parking available for Three cars. Please ensure it meets your requirements before purchase.

## Agents Note 1

Solar panels and EV charging point have been purchased fully outright by the vendors

## Agents Note 2

Please note there are charges payable to First Port , they are £40 ground rent per annum and £414.12 per year communal service charge.



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## Pitchcombe Close, Redditch

- FOUR BED SEMI DETACHED
- THREE STOREY
- THREE BATHROOMS
- KITCHEN DINER AND UTILITY
- LOUNGE

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

# £350,000



Please note the marker reflects the  
postcode not the actual property

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