178 WALKWOOD ROAD,, REDDITCH, B97 5NS
OFFERS OVER £340,000

OCCUPYING A VAST CORNER PLOT IS THIS IMMACUALTE THREE BEDROOM, DETACHED HOME IN HUNT END WITH GARAGE & OFF ROAD PARKING!!

Having been loving refurbished by our current seller, this home offers modern and ample accommodation throughout and must be seen to be appreciated with potential to extend - subject to necessary planning permission.

Approached from a block paved front driveway leading to the front porch, the ground floor offers; spacious living rooms with stairs to the first floor landing, modern kitchen diner with Quartz worktops to the rear with bi-fold doors opening to the garden, useful utility room and guest WC. To the first floor are three double bedrooms all with an array of built in wardrobes and a beautiful family bathroom.
At the rear is a large rear garden which wraps around to the side and offers a patio area and tiered lawn. To the front of the property is a driveway and garage.

SOLAR PANELS OWNED

POTENTIAL TO EXTEND STPP

EPC - D
Council Tax Band - D

Approach
A block paved driveway leads up to the garage, to a gate entrance at the side leading to the rear garden and main front entrance via an enclosed entrance porch, with innder door into;

Living Room
15'5" max x 14'5" max (4.72m max x 4.40m max)
With stairs off to the first floor landing, door into;

Kitchen/Diner
17'5" max x 7'10" max (5.32m max x 2.40m max)
With bi-fold doors leading out to the rear garden, storage cupboard recess, Quartz worktops and space for appliances, door leads into;

Utility
7'10" max x 5'4" max (2.41m max x 1.63m max)
With wall mounted boiler, door at the side out to the side and rear garden, doorway leads into;

Guest WC
With low level WC and corner wash basin.

Landing
Doors lead off to;

Bedroom One
14'3" max x 12'5" max (4.36m max x 3.81m max)
With two fitted wardrobes, with further built-in storage cupboard.

Bedroom Two
14'3" max x 8'0" max (4.36m max x 2.44m max)
With doors to built-in storage cupboard.

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GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.

1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.

TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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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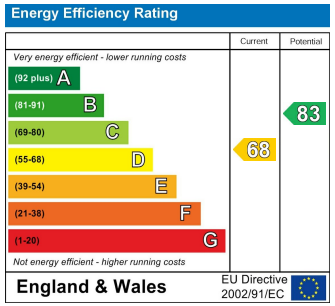

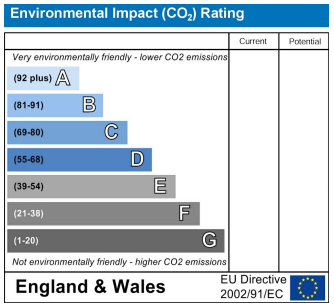

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