



17 VICARAGE VIEW, REDDITCH, B97 4RF
OFFERS OVER £300,000

A CHARACTERFUL, EXTENDED SEMI-DETACHED HOME IN A VERY CONVENIENT LOCATION!!

This well presented three bedroom semi-detached family home, offers a wealth of charm & character and is set in an incredibly convenient location for access to the town center, train & bus links. This impressive property offers; bay fronted living room with parquet wooden flooring, separate dining room leading out to the extension- offering a versatile sun room or family room with a lovely shower room & WC off, fitted kitchen, two good double bedrooms plus a good single bedroom, bathroom with separate WC. There is a garage at the side of the property PLUS a laundry/lean to at the rear of the garage and a lovely, generous garden at the rear. Viewing is advised!!

EPC -D.

Council Tax- C.

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 financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising.



Approach

The driveway leads up to the garage and main front entrance via an enclosed entrance porch, with inner door into;

Entrance Hall

With stairs to the first floor, door to a cupboard beneath and doors off to;

Living Room

13'1" max into bay x 12'3" max (4.00m max into bay x 3.75m max)
With wooden parquet flooring.



Dining Room

12'11" max x 11'3" max (3.96m max x 3.44m max)
With double doors leading out into the extension;



Sun Room/Family Room

10'4" max x 5'11" max (3.15m max x 1.82m max)
With skylight, door out to the rear garden and door into;



Shower Room

6'0" max x 5'0" max (1.85m max x 1.53m max)



Kitchen

8'11" max 7'5" max (2.72m max 2.28m max)
With integrated electric oven, hob and extractor hood. Door at the side leads out to the lean-to/laundry area and rear door to the garage.



Laundry/Lean-to

9'1" max x 7'11" max (2.78m max x 2.43m max)
With door to the rear garden and door into the garage.



Landing

Doors lead off to;

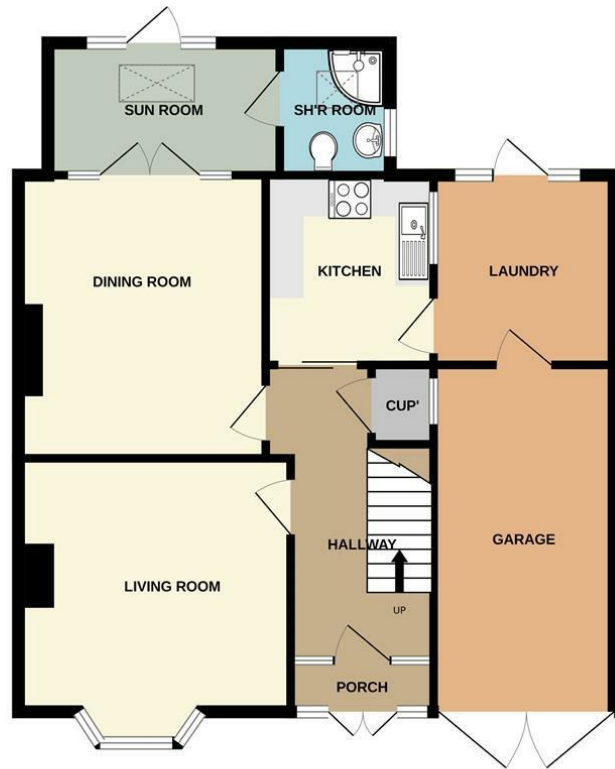
Bedroom One

13'0" max x 11'3" max (3.97m max x 3.43m max)

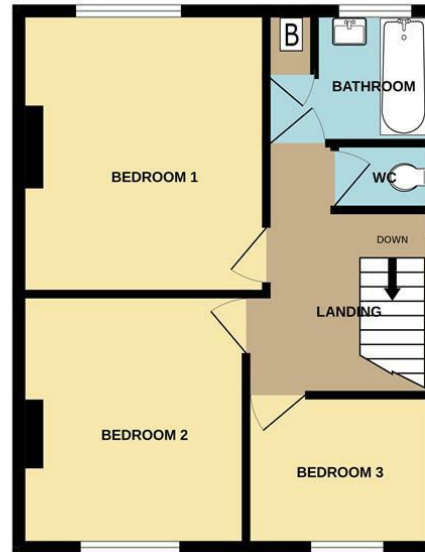




GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (112.9 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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