



143 ST. GEORGES ROAD, REDDITCH, B98 8ED
ASKING PRICE £175,000

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A WELL PRESENTED THREE BEDROOM TERRACED PROPERTY SET IN A CONVENIENT LOCATION!!!

This well presented three double bedroom terraced home is set in an incredibly convenient location, offering easy access to the town centre, bus & train links. On offer with no chain, the property comprises; living room, kitchen, ground floor bathroom, two double first floor bedrooms, a very generous top floor bedroom, a cottage style rear garden with a useful brick store/outhouse and on street parking to the front. Viewing is advised!!!

Approach

A pathway leads up to the main front entrance via door into;

Living Room

15'5" max into bay x 11'10" max (4.71m max into bay x 3.63m max)
Door into;

Kitchen

12'11" max (10'0") x 11'10" max (3.94m max (3.07m) x 3.61m max)
With door to storage cupboard into understairs, door to the stairs to the first floor, door into;

Lobby Area

With door to cupboard, door at the side out to the rear garden and door into;

Bathroom

5'11" max x 5'9" max (1.81m max x 1.76m max)

First Floor Landing

With doors to bedrooms 2 & 3 and further stairs to the top floor.

Bedroom Two

13'10" max x 11'10" max (4.22m max x 3.62m max)
With door to built-in storage cupboard.

Bedroom Three

11'10" max x 10'2" max (3.63m max x 3.10m max)
With door to built-in cupboard.

Bedroom One

18'8" max x 11'10" max (5.71m max x 3.61m max)
This room incorporates the stairs, storage into eaves to either end and a recessed ski light window.

Rear Garden

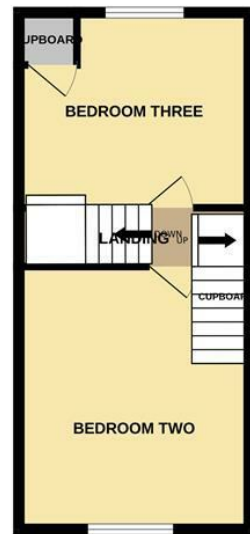
An initial courtyard area and door to store/outhouse which houses the boiler. Beyond is a paved pergola area. Being a terraced home there will be share access across the properties.



GROUND FLOOR



1ST FLOOR



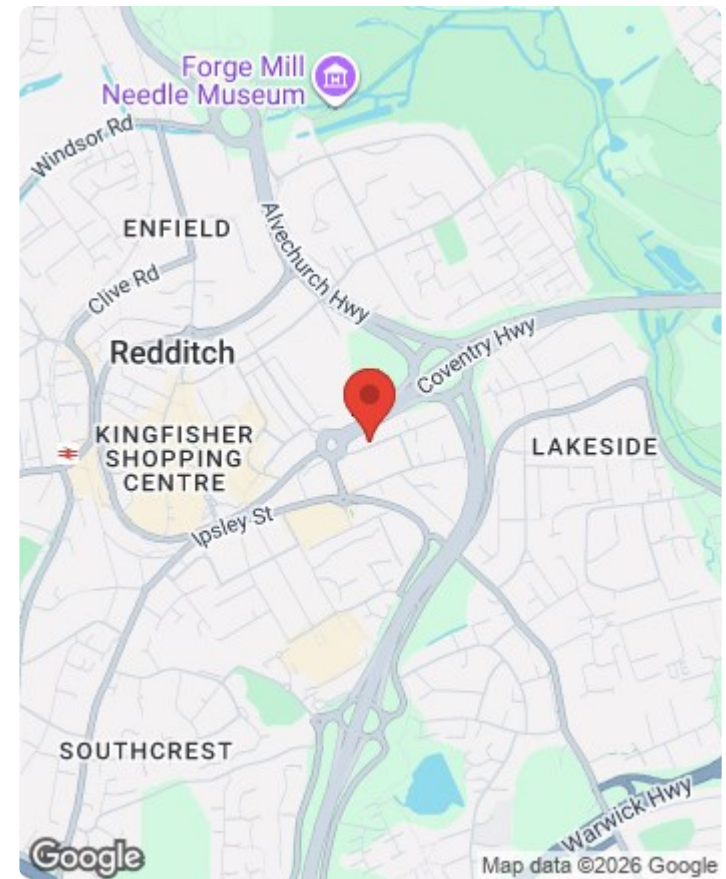
2ND FLOOR



B98 8ED

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	

69 79

Environmental Impact (CO₂) 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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