



5 CRUMPFIELDS LANE, REDDITCH, B97 5PN
OFFERS OVER £595,000

SET ON ONE OF THE MOST PRESTIGIOUS ROADS IN REDDITCH IS THIS FOUR BEDROOM, HEAVILY EXTENDED, DETACHED HOME WITH STUNNING VIEWS TO THE REAR AND AMPLE OFF ROAD PARKING.

Approached via an impressed paved driveway. The ground floor offers: entrance hallway, large L-Shape living room, with a sun room off, dining room, kitchen, spacious utility and guest WC. To the first floor are two large double bedrooms both with built in storage and en-suite shower rooms, a third bedroom with built in wardrobes and loft access and a final fourth bedroom. There is also a recently re-fitted walk in wet room. To the rear is an enclosed garden overlooking fields and offers a patio area and lawn space along with a workshop/store area. The property must be seen to appreciate the size of accommodation on offer

EPC - C
Council Tax Band - F
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 from the use of these details.



Approach

The property is approached via an impressed paved driveway leading to the front porch and garage, side gate access to the rear garden.



Entrance Hallway

With stairs to the first floor landing, under stairs storage cupboard and doors into the living room and dining room

Living Room

22'7" max x 19'8" max (6.89m max x 6.00m max)

An L-Shape living room with fireplace feature, window overlooking the rear garden and sliding doors into the sun room



Sun Room

10'2" max x 7'8" max (3.10m max x 2.36m max)

With doors leading out to the garden



Dining Room

12'2" max x 9'5" max (3.71m max x 2.89m max)

With window overlooking the front and door leading into the kitchen/utility



Kitchen

16'4" max x 8'6" max (5.00m max x 2.60m max)

With an array of base and wall units, and space for appliances



Utility Room

16'4" max x 9'2" max (5.00m max x 2.80m max)

With an array of base and wall units and space for appliances

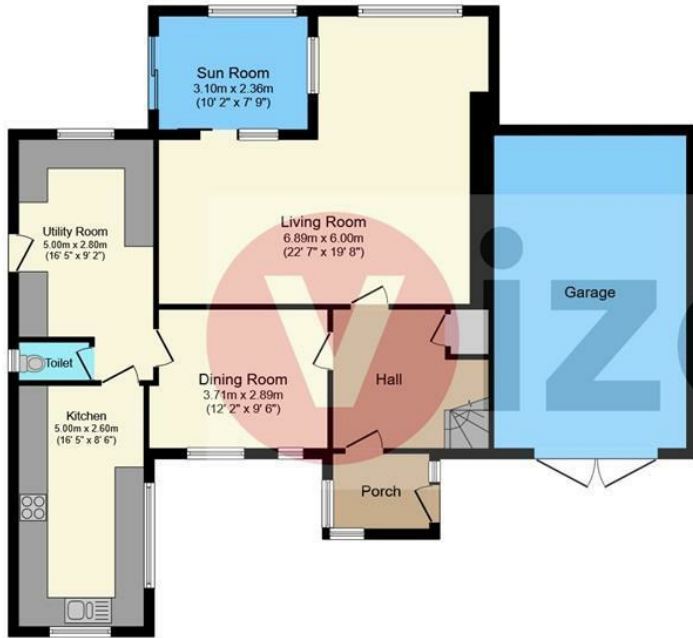


Guest WC

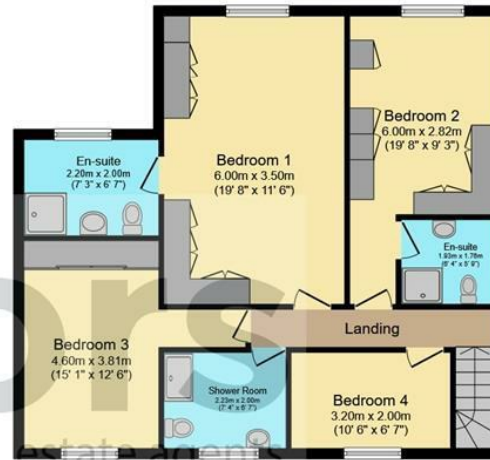
Fitted with a low level WC.







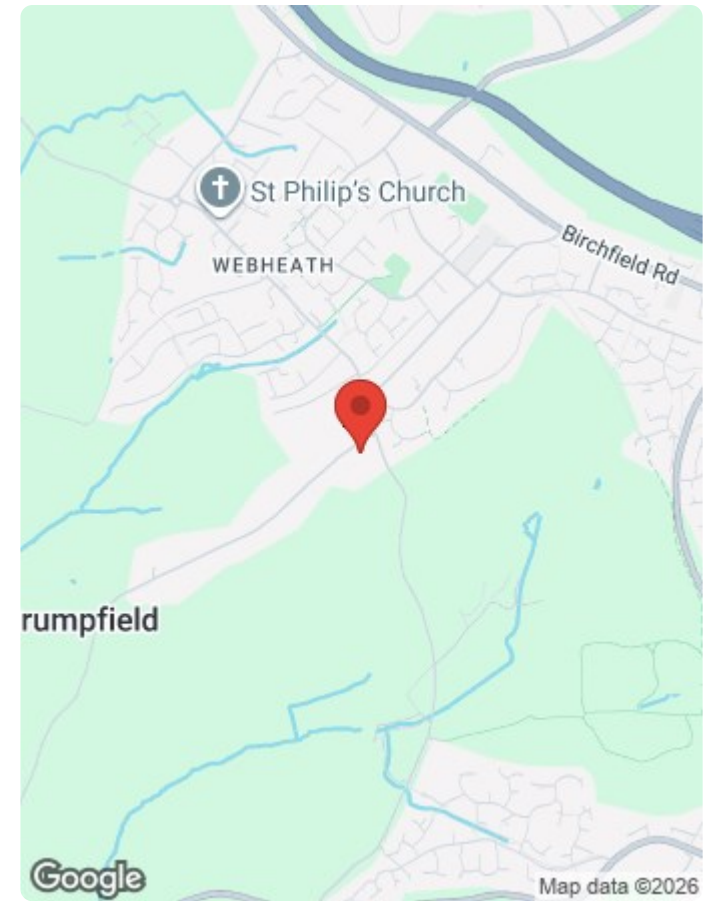
Ground Floor



First Floor

Total floor area 215.6 sq.m. (2,320 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). Plan produced for Vizors. Powered by www.focalagent.com



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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