



Birchfield Road, Headless Cross, Redditch B97 4LB
£194,950

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Step into this charming mid-terrace property located in the heart of Headless Cross, Redditch. Boasting two generously sized double bedrooms, this home is perfect for those seeking a cosy haven with a touch of modern elegance. ****No Onward Chain****

As you enter, a warm and inviting lounge welcomes you, offering a comfortable space to relax and unwind. The adjacent dining room provides the ideal setting for entertaining guests or enjoying family meals. The modern kitchen, equipped with contemporary amenities, is a culinary haven for aspiring chefs.

Convenience meets style with the ground floor bathroom, ensuring practicality without compromising on design. The thoughtful layout of this home ensures a seamless flow between the living spaces, creating a harmonious atmosphere.

Step outside to discover a low-maintenance rear garden, a private oasis where you can enjoy al fresco moments or simply bask in the tranquillity of your surroundings. If looking for a peaceful retreat, this outdoor space caters to a variety of lifestyles.

Cellar - 3.77m x 3.47m (12'4" x 11'4")

Lounge - 4.07m x 3.76m (13'4" x 12'4") max

Dining Room - 4.38m x 3.77m (14'4" x 12'4") max

Kitchen - 3.93m x 1.95m (12'10" x 6'4")

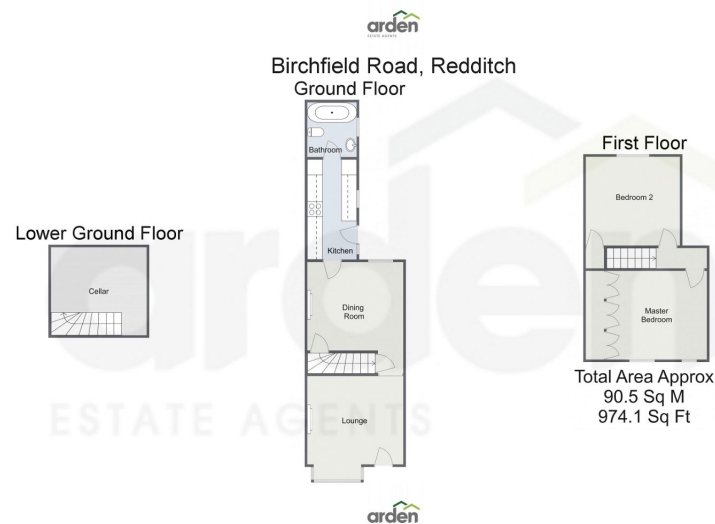
Bathroom - 2.14m x 1.93m (7'0" x 6'3")

Stairs To First Floor Landing

Master Bedroom - 3.95m x 3.48m (12'11" x 11'5")

Bedroom 2 - 3.7m x 3.49m (12'1" x 11'5")





For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Two Double Bedrooms
- Modern Ground Floor Bathroom
- Lounge
- Dining Room
- Modern Kitchen
- Basement
- Low Maintenance Rear Garden
- Popular Location
- No Onward Chain



Energy performance certificate (EPC)

55 Birchfield Road
REDDITCH
B4 7LS

Energy rating
D

Valid until: 24 September 2033
Certificate number: 2417-2121-6020-1295-6226

Property type

Mid-terrace house

Total floor area

81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-properties-minimum-energy-efficiency-standards-landlords-rules) (<https://www.gov.uk/guidance/domestic-private-rented-properties-minimum-energy-efficiency-standards-landlords-rules>)

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score

Energy rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

Current

Potential

to B

to B

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

For more information on this house or to arrange a viewing please call the office on:

01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.

