



**Evesham Road**

REDDITCH

Offers In Excess Of:

**£275,000**



# Two Bedroom Detached Property

## Features.

- TWO BEDROOMS
- MODERN BATHROOM
- NEWLY FITTED KITCHEN
- LOUNGE WITH BAY WINDOW & LOG BURNER
- DINING ROOM
- GENEROUS REAR GARDEN
- OFF ROAD PARKING
- REFURBISHED
- POPULAR LOCATION

## Description.

Summary: An immaculately presented two bedroom detached house, lovingly restored and finished to a high standard. Offered with two reception rooms, modern bathroom and kitchen, off road parking and generous rear garden. Situated in the popular location of Crabbs Cross, Redditch.

Description: This property has been refurbished by the current owners to offer delightful accommodation, briefly comprising:- An enclosed entrance hall, lounge with a front aspect bay window and feature log burner, dining room/second reception with dual aspect windows and under stairs storage. A newly fitted kitchen offers a range of wall and base units, integrated oven and hob and access to the rear garden. A rising staircase leads to the first floor and offers a spacious master bedroom with built in wardrobes, a well proportioned second bedroom with built in wardrobes, a newly fitted family bathroom with shower enclosure, wash basin and WC.

Outside: The front aspect of the property is approached by a neatly maintained fore garden, off road parking and side access to the main residence. The rear garden has a generously proportioned lawn, established feature flower beds and a paved patio for dining or entertaining.

The town of Redditch offers easy access to motorway links (M42, Jct 2&3) and there are good rail and bus links. There are also excellent leisure facilities along with cultural attractions, including the Kingfisher Shopping Centre, which is one of the largest retail spaces in the UK.



## Room Dimensions.

Room Dimensions:

Hall

Lounge: 13' 6" x 10' 7" (4.12m x 3.25m)

Dining Room: 13' 6" x 10' 0" (4.12m x 3.05m) max

Kitchen: 11' 7" x 4' 5" (3.55m x 1.35m)

Stairs To First Floor Landing

Master Bedroom: 13' 6" x 10' 7" (4.12m x 3.25m)

Bedroom Two: 10' 4" x 8' 3" (3.15m x 2.52m)

Shower Room: 7' 0" x 4' 10" (2.15m x 1.48m)



Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.



# Evesham Road, Redditch

## Ground Floor



## First Floor



Total Area Approx:  
68.1 sq metres (733 sq ft)

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.

EPC: E

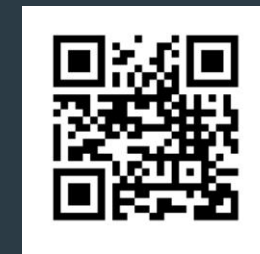
COUNCIL TAX BAND: D

TENURE: Freehold

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

**01527 540 654**

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



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