



**Yvonne Road**

REDDITCH

Offers In Excess Of:

**£250,000**



# Two Bedroom Semi Detached Property

## Features.

- TWO DOUBLE BED ROOMS
- MODERN SHOWER ROOM
- LOUNGE WITH LOG BURNER
- DINING ROOM WITH FIREPLACE
- KITCHEN WITH LANTERN CEILING
- COVERED WORKSHOP/UTILITY AREA
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- DESIRABLE LOCATION

## Description.

Summary: A beautifully presented and wonderfully styled two double bedroom semi detached property offered with two reception rooms, modern kitchen and bathroom, off road parking and situated in the popular location of Headless Cross, Redditch.

Description: This property has been very well maintained throughout, the accommodation briefly comprises:- An enclosed entrance hall with built in storage, a lounge with a front aspect bay window and feature log burner, a second reception/dining room with feature fireplace, open access to the kitchen and access to the rear garden. The kitchen enjoys a lantern roof, a range of fitted wall and base units and space for free standing appliances. The ground floor is completed by a covered workshop/utility room that can be access externally from the front and rear. A rising staircase leads to the first floor and offers a good sized master bedroom with built in storage, a well proportioned second bedroom with built in wardrobes and the family bathroom with a modern design shower enclosure, wash basin and WC.

Outside: The front aspect of the property is approached by block paved off road parking with access to the main residence via an enclosed entrance. The rear of the property is mainly laid to lawn with a decked seating area perfect to dine or entertain friends and family.

Location: Situated in Crabbs Cross, the property enjoys nearby amenities, while 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 and the Kingfisher Shopping Centre.



## Room Dimensions.

Room Dimensions:

Workshop/ Utility : 17' 6" x 6' 4" (5.35m x 1.95m)

Lounge: 10' 4" x 12' 4" (3.15m x 3.76m) max

Dining Room: 10' 11" x 14' 2" (3.33m x 4.34m)

Kitchen: 7' 1" x 7' 1" (2.17m x 2.18m)

Stairs To First Floor Landing

Master Bedroom: 14' 3" x 10' 4" (4.35m x 3.17m)

Bedroom Two: 10' 11" x 10' 11" (3.34m x 3.33m) max

Shower Room: 5' 4" x 7' 6" (1.64m x 2.31m)

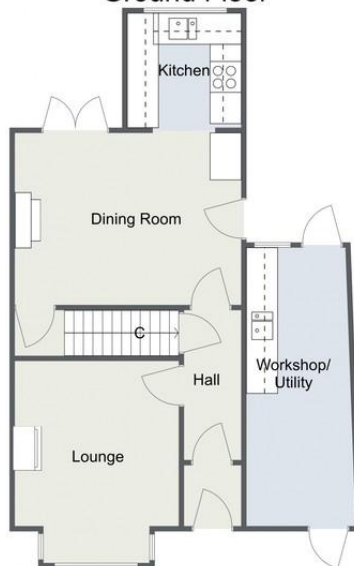
Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are 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.



Yvonne Road, Redditch  
First Floor



Ground Floor



Total Area Approx:  
83.3 sq metres (897 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: B

TENURE: Freehold

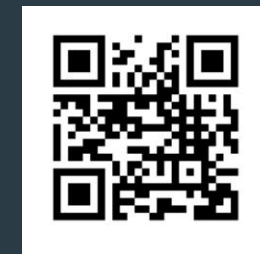
.....

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

01527 540 654

.....

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



373 Evesham Road  
Redditch  
Worcestershire  
B97 5JA