



Vicarage  
Crescent

REDDITCH

Offers In Excess Of:

**£230,000**



# Three Bedroom Semi Detached Property

## Features.

- THREE BEDROOMS
  - LOUNGE
  - DINING ROOM
  - KITCHEN
  - FRONT AND REAR GARDENS
  - GARAGE/OFF ROAD PARKING
  - NO ONWARD CHAIN
  - CLOSE PROXIMITY TO TOWN CENTRE
- .....

## Description.

Summary: A neatly presented three bedroom semi detached property, an ideal opportunity as an investment and offered on a chain free basis. Situated close to the town centre in Batchely Redditch.

Description: This property has been well maintained and has the potential for some modernisation. The accommodation in brief comprises:- A spacious lounge with brick built feature fireplace, front aspect window and through access to the dining room. The dining room offers a more formal setting and benefits from access to the rear garden, The kitchen has fitted units and space for free standing appliances. A rising staircase leads to the first floor and offers the master bedroom, a well proportioned second bedroom and a third bedroom of single use. The family bathroom benefits from a shower enclosure, sink and WC.

Outside: The front aspect of the property is approached by a neatly maintained fore garden and tarmac laid drive. There is also side gate access to the rear garden and to the detached garage. The rear garden benefits from a paved patio area, steps down to the lawn, fenced boundaries and a small timber framed shed.

Location: Ideally situated within walking distance to local shops and within close proximity to the Town Centre, Bus and Train Stations. The town of Redditch provides easy access to motorway links (M42, Jct 2&3) and there are good rail and bus links. There are 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:

Porch

Hall

Lounge: 15' 5" x 12' 0" (4.70m x 3.67m)

Dining Room: 12' 5" x 11' 1" (3.80m x 3.40m)

Kitchen: 12' 0" x 6' 11" (3.68m x 2.12m)

Garage: 17' 6" x 9' 4" (5.35m x 2.85m)

Stairs To First Floor Landing

Master Bedroom: 15' 5" x 11' 2" (4.72m x 3.42m)

Bedroom Two: 12' 5" x 11' 2" (3.80m x 3.42m)

Bedroom Three: 10' 7" x 7' 0" (3.25m x 2.15m)

Shower Room: 7' 0" x 5' 6" (2.15m x 1.68m)

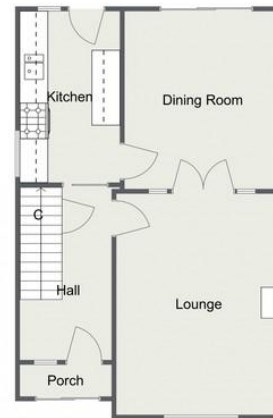
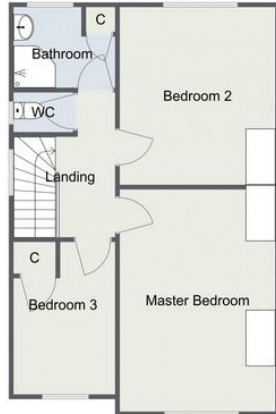


# Vicarage Crescent, Redditch

## Ground Floor



## First Floor



Total Area Approx (not inc garage)  
95 sq metres (1022 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: TBC

COUNCIL TAX BAND: C

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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**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.

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