

Jeremy  
McGinn & Co

01527 908108

FOR SALE

[www.jeremymcginn.com](http://www.jeremymcginn.com)



## BROMFIELD ROAD, SOUTHCREST B97 4PN

- TWO BED SEMI-DETACHED
- IN NEED OF MODERNISATION
- LIVING ROOM
- DINING ROOM
- KITCHEN
- BASEMENT
- TWO DOUBLE BEDROOMS
- BATHROOM
- FRONT & REAR GARDENS
- CLOSE TO TOWN CENTRE

Price: £165,000

The Old Church, Alcester Street (opposite Millsborough House), Redditch, B98 8AE  
[www.jeremymcginn.com](http://www.jeremymcginn.com) [sales@jeremymcginn.com](mailto:sales@jeremymcginn.com)

IN NEED OF MODERNISATION IS THIS PERIOD, TWO BEDROOM, SEMI-DETACHED HOME PROVIDING WELL PROPORTIONED ACCOMMODATION AND WELL SITUATED FOR ACCESS TO REDDITCH TOWN CENTRE, RAILWAY STATION AND TRANSPORT LINKS. THE PROPERTY BRIEFLY COMPRISES: LIVING ROOM WITH BAY WINDOW, DINING ROOM, KITCHEN, BASEMENT WITH ACCESS TO REAR GARDEN, TWO DOUBLE BEDROOMS, BATHROOM, FRONT AND REAR GARDENS.

#### THE ACCOMMODATION COMPRISES:

##### APPROACH

The property is approached via a picket fence with gated access and pathway leading to front door and gravelled area to side.

##### LOUNGE 13' 0" MAX 10'10" MIN X 11' 10" MAX 11'1" MIN (3.96M X 3.60M)

Wooden entrance door, double glazed bay window to front, open fireplace with tiled hearth, ceiling light point, picture rail, panelled radiator, power points, laminate flooring and door leading into inner hallway with doorway to basement and a further doorway to;



##### DINING ROOM 11' 11" X 12' 4" MAX 11'8" MIN (3.63M X 3.76M)

Single glazed sash window to rear, ceiling light point, picture rail, panelled radiator, power points, wooden flooring, door leading to first floor landing and door into kitchen.



##### KITCHEN 10' 0" X 7' 11" (3.05M X 2.41M)

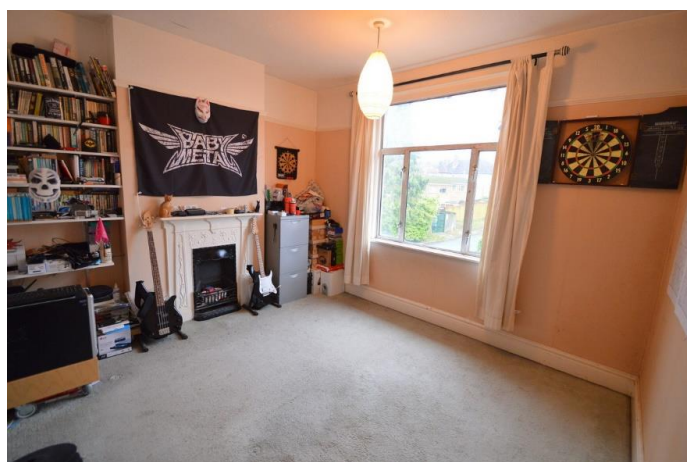
Double glazed window to rear, a range of base and wall units with ceramic tile splash backs and roll over work surface, appliance space for cooker and fridge, two wall light points, panelled radiator and power points.

##### LANDING

Doors leading to bedrooms and bathroom, wall light point, panelled radiator and power points.

##### BEDROOM ONE 10' 10" X 11' 10" MAX 11'2" MIN (3.30M X 3.60M)

Double glazed window to front, feature fireplace with cast iron inset and surround, ceiling light point, picture rail and power points.





**BEDROOM TWO 12' 0" X 13' 3" MAX 11'9" MIN  
(3.65M X 4.04M)**

Double glazed window to rear, feature fireplace with cast iron inset and surround, storage cupboard with access to loft, ceiling light point and power points.



**BATHROOM 10' 0" MAX 6'3" MIN X 7' 11" MAX 5'6" MIN (3.05M X 2.41M)**

Obscure double glazed window to rear, panelled bath with electric shower over, pedestal wash hand basin, high flush W.C, airing cupboard with shelving and water cylinder, ceiling light point and panelled radiator.



**BASEMENT 11' 8" X 12' 8" MAX 11'10" MIN (3.55M X 3.86M)**

Ceiling light point, panelled radiator, appliance space for washing machine, tumble dryer and fridge freezer. Sink with water taps, power points, door to rear garden and stairs to first floor.



**OUTHOUSE 3' 2" X 8' 1" (0.96M X 2.46M)**

**BOILER ROOM 6' 2" X 8' 2" (1.88M X 2.49M)**

**REAR GARDEN**

Access to side with pathway leading to front elevation.

**TENURE**

The agent understands that the property is Freehold. However, we are awaiting confirmation of the tenure from the Sellers solicitors and we advise all interested parties to obtain verification through their Solicitors or Surveyor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
			70
		13	
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
			72
		17	
England, Scotland & Wales		EU Directive 2002/91/EC	



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
 Plan produced using PlanUp.