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33 FECKENHAM ROAD, REDDITCH, B97 5AS
OFFERS OVER £290,000

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Set on one of the most highly regarded roads in Redditch, this characterful Edwardian FOUR BEDROOM semi offers a wealth of charm set over two and a half floors and comprises; lounge, dining room, country cottage style kitchen, utility room, ground floor guest WC, conservatory, four bedrooms and bathroom on the first floor, plus an additional shower room (on the half floor above), driveway to the front and ample garden to the rear. Viewing is advised.

Approach

The property is approached via a block paved driveway, pathway to side leads to gated entry to rear garden, main front access via canopied entrance porch, hardwood front door with leaded and coloured inset above

Inner Porch

Having threshold mat, wood panelling to walls, Edwardian decorative tiled floor, ornate coloured inset inner door into entrance hall

Entrance Hall

Continuation of the Edwardian decorative tiled floor, central heating radiator, stairs rising to first floor landing, door to guest WC, stripped pine doors with leaded and coloured insets to dining room and kitchen, and door to lounge

Lounge

12'2" not into bay x 12'0" max (3.72 not into bay x 3.67 max)
Having uPVC double glazed bay window to front with leaded and coloured insets, decorative coving to ceiling, two central heating radiators, ceiling rose, open fire with cast iron surround, wooden fireplace with tiled hearth

Dining Room

12'0" x 12'0" (3.66 x 3.66)
Having wooden flooring, uPVC double glazed French style doors to rear garden, central heating radiator, picture rail, ceiling rose, high level decorative leaded and coloured windows to entrance hall

Kitchen

14'10" x 7'5" max (4.51 x 2.26 max)
Having two uPVC double glazed windows to side, fitted with a range of solid wood base units and matching wall units including corner shelving, to one side a solid wood work surface with built in drainer and incorporating ceramic Belfast style sink with mixer tap over, to the

other side contrasting work surface, tiled splash backs, some under lighting, range cooker, space and plumbing for dishwasher, tiled flooring, archway leading to utility/laundry area

Utility/Laundry Area

8'0" x 7'0" (2.43 x 2.13)
Having uPVC double glazed window to side, tiled flooring, stable style wooden door to side leading to rear garden, plumbing and space for washing machine, space for additional under counter appliance, double panelled radiator, solid wood work surface, fitted wall mounted unit

Guest WC

Having obscure glazed window to side, low level WC, wash basin

First Floor Landing

On the half landing is exposed wooden floor, wooden sash window to side, stairs continue to full landing, loft access, doors leading to bedrooms and bathroom, stairs rising to half floor guest shower room

Bedroom One

12'0" max x 12'0" (3.66 max x 3.66)
Having uPVC double glazed window to rear, central heating radiator, picture rail, two louvre fronted fitted wardrobes with cupboards above, additional cupboards above door recess

Bedroom Two

12'3" x 8'1" to chimney breast (3.73 x 2.46 to chimney breast)
Having uPVC double glazed window to front, central heating radiator, two double built in wardrobes with cupboards above, obscure glass panel above door to landing

Bedroom Three

9'0" max x 8'0" max incorporating chimney breast (2.75 max x 2.45 max incorporating chimney breast)
Having uPVC double glazed window to rear, double panelled radiator, feature cast iron fireplace with tiled hearth

Bedroom Four

8'11" x 6'3" (2.71 x 1.91)
Having uPVC double glazed window to front, central heating radiator, fitted cupboard, coving to ceiling, obscure glass panel above door to landing

Bathroom

6'4" x 6'2" (1.94 x 1.89)
Having traditional high level WC, wash basin, roll top and claw foot free standing bath with mixer tap and shower attachment above, tiling to walls, wall extractor fan, traditional style heated towel rail, uPVC double glazed window to side

Shower Room

5'10" x 3'10" (1.79 x 1.17)
Stairs rising from first floor landing lead to half floor landing with door to shower room. Shower room having upvc window to side, central heating radiator, low level WC, wall mounted wash basin, shower cubicle with shower, wall extractor fan, tiled effect laminate floor, part tiled walls

Rear Garden

Side gate access opens to paved pathway, side access via utility/laundry, shrub border to one side, paved patio area, door to outside store, brick and uPVC sun lounge/conservatory, step down to lawn area with abundance of shrubs, leads to final paved section with timber shed/workshop, greenhouse



