



**Evesham Road, Crabbs Cross, Redditch B97 5JP | Offers In Excess Of 130,000**  
**Two Bedroom End of Terrace Property**



**Features:**

- Two Bedrooms
- Two Reception Rooms
- Garden Room
- Shower Room
- Rear Garden
- Cash Offers Only

**Summary:**

A traditional end of terrace property with two reception rooms located in the popular district of Crabbs Cross Redditch. In need of some modernisation and offered with no upward chain. \*\*Cash Offers Only\*\*

**Description:**

This property is deceptively spacious with well proportioned accommodation. The ground floor briefly comprises:- main enclosed entrance, lounge with feature fireplace, dining room with access to the first floor, kitchen with fitted units and space for free standing appliances, ground floor shower room and a brick built garden room. The first floor offers two spacious double bedrooms with built in wardrobes in the master bedroom and access to the main bathroom from bedroom two.

**Outside:**

The rear garden has a rising decked patio with timber fenced boundaries and mature shrubbery.

**Location:**

Evesham Road is situated in the popular area of Crabbs Cross, with the town of Redditch offering easy access to motorway links (M42, Jct 2&3) and good rail and bus links. There are also excellent leisure facilities along with cultural attractions, and the Kingfisher Shopping Centre.



**Room Dimensions:**

**Porch**

**Lounge:**

12' 5" x 12' 1" (3.80m x 3.70m)

**Dining Room:**

12' 5" x 12' 0" (3.80m x 3.68m)

**Kitchen:**

12' 10" x 7' 0" (3.92m x 2.15m)

**Shower Room:**

**Garden Room:**

8' 9" x 8' 0" (2.67m x 2.45m)

**Stairs To First Floor Landing**

**Master Bedroom:**

12' 5" x 12' 1" (3.80m x 3.70m)

**Bedroom Two:**

12' 5" x 12' 1" (3.80m x 3.70m)

**Bathroom:**

12' 3" x 6' 10" (3.75m x 2.10m)

**EPC: F**

**Council Tax Band: A**

**Tenure: Freehold**

For more information on Evesham Road or to arrange a viewing, please call the Redditch Office on 01527 540 654



## Evesham Road, Redditch

Ground Floor



First Floor



Total Area Approx:  
92.4 sq metres (995 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.

**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.