



Watery Lane, Redditch, B98 7AN

Offers in the region of £350,000


KING
HOMES

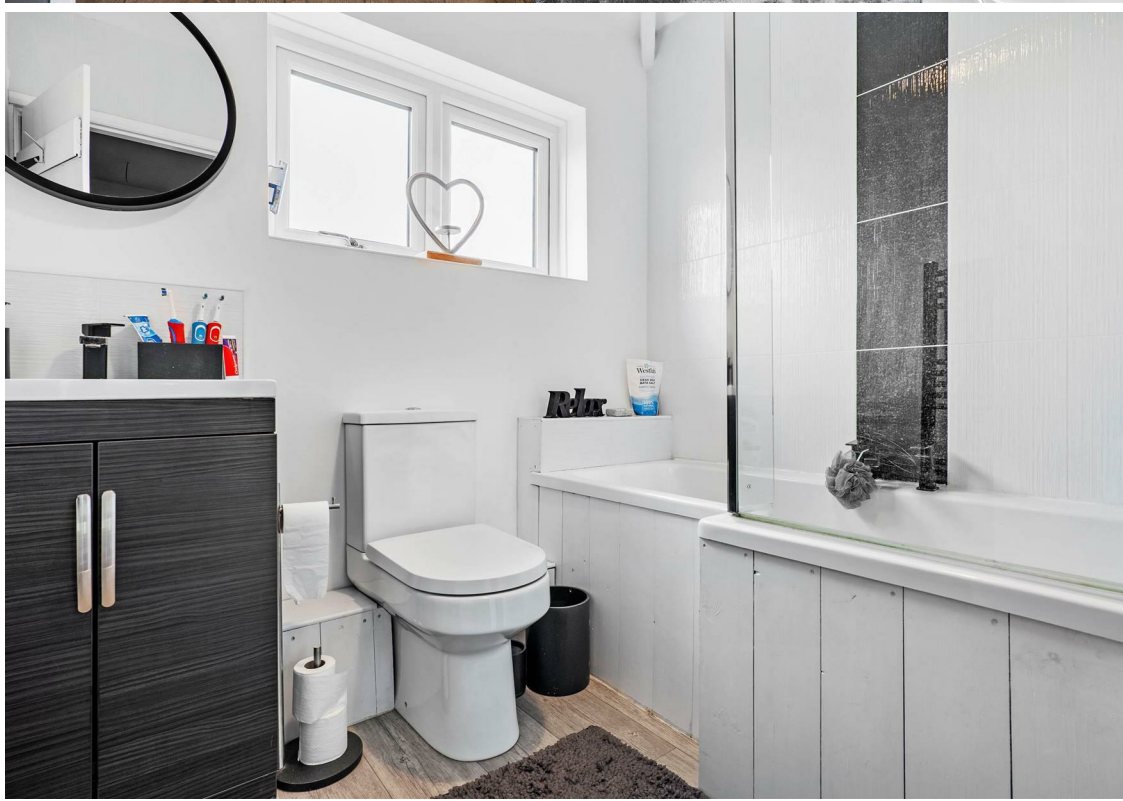
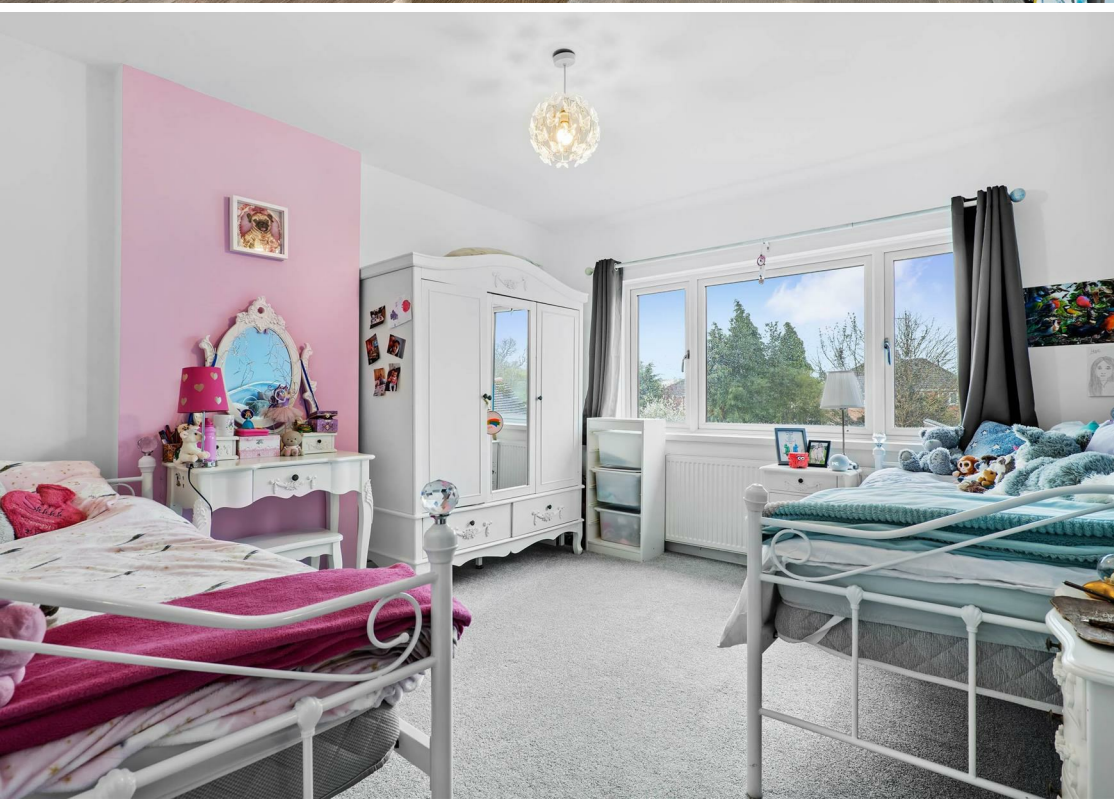
An attractive, immaculately presented 4 bedroom semi-detached family home that has undergone a number of profound changes and improvements throughout, to include an extension over the garage to incorporate a large master bedroom with an en-suite and a rear extension with a beautifully installed open-plan kitchen/diner with skylights which looks spectacular and is the perfect spot to entertain. The property has been re-plastered and rewired very recently and has a newly installed boiler. The rear garden has been landscaped throughout and includes a large UPVC decking area, and there is large workshop/storage/office.

Accommodation briefly comprises; Hall, living room, large open plan kitchen/diner with skylights, utility,wc. To the first floor; bedroom one with en-suite, two further double bedrooms, a single bedroom and a bathroom. To the second floor; the loft conversion has been partially completed and there is an area for storage. The loft needs to be plastered and needs velux windows and final decor to complete, but the majority of the work has already been completed.

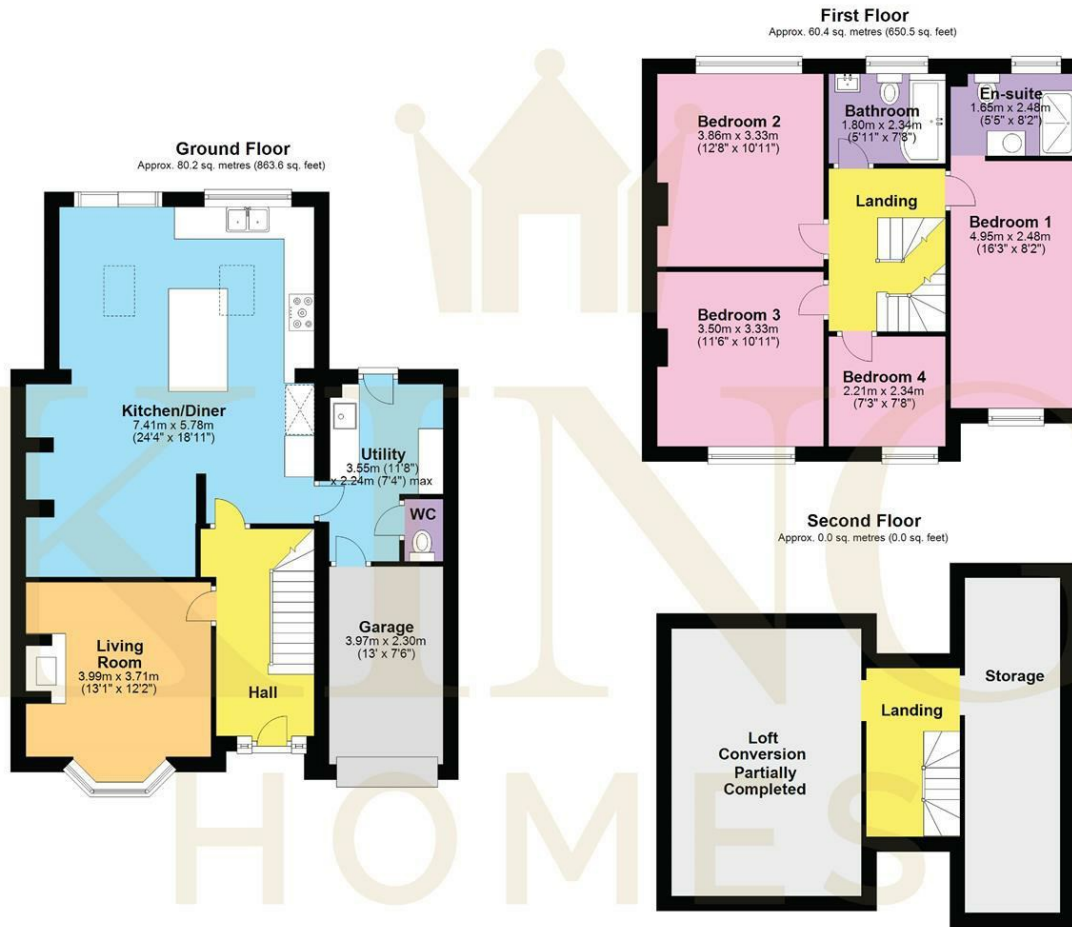
This property is a unique opportunity for family buyers who are looking for extensive space.



Hall	
Living room	13'1" x 12'2" (3.99m x 3.71m)
Kitchen/Diner	24'3" x 18'11" (7.41m x 5.78m)
Utility	11'7" x 7'4" (3.55m x 2.24m)
Garage	13'0" x 7'6" (3.97m x 2.30m)
Bedroom One	16'2" x 8'1" (4.95m x 2.48m)
En-suite	5'4" x 8'1" (1.65m x 2.48m)
Bedroom Two	12'7" x 10'11" (3.86m x 3.33m)
Bedroom Three	11'5" x 10'11" (3.50m x 3.33m)
Bedroom Four	7'3" x 7'8" (2.21m x 2.34m)
Bathroom	5'10" x 7'8" (1.80m x 2.34m)
Loft space with storage	

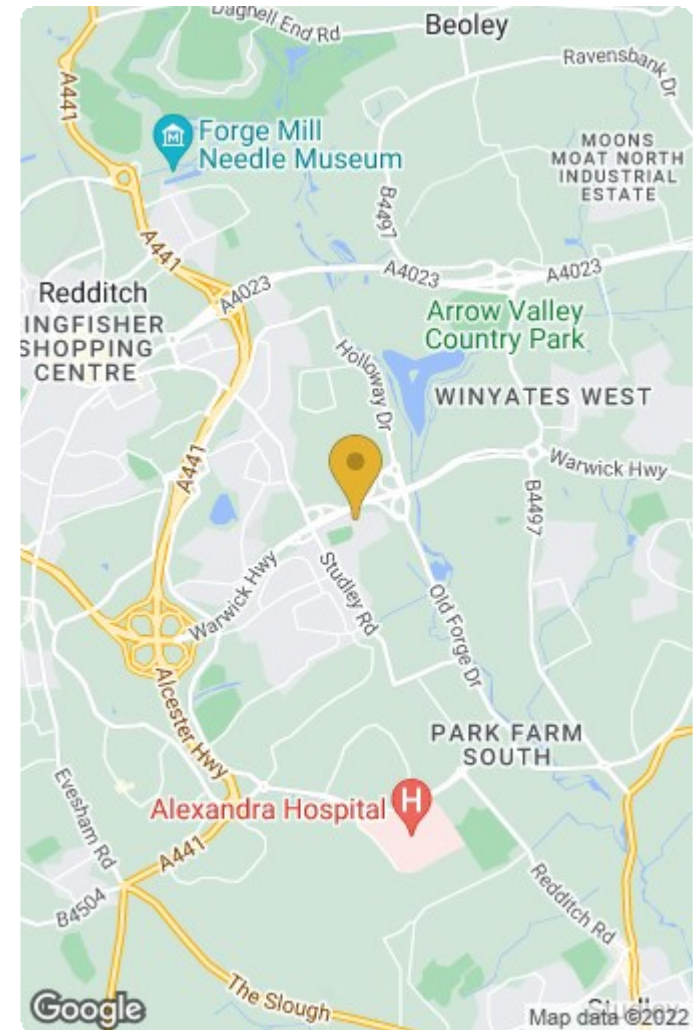






Total area: approx. 140.7 sq. metres (1514.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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

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