



85 HARPORT ROAD, REDDITCH, B98 7PH
OFFERS OVER £200,000



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A TWO DOUBLE BEDROOM END TERRACED HOME ON A CORNER PLOT WITH GENEROUS DRIVEWAY!!!

Set in the popular district of Greenlands, Redditch, this lovely end terraced home benefits from being positioned on the corner plot, set back with front & side gardens and a generous double width driveway. This impressive property offers; living room, kitchen/diner, sun room/enclosed porch on the rear, enclosed porch to the main entrance, TWO DOUBLE BEDROOMS, shower room/wet room and a low maintenance garden to the rear.

Approach

Lawned areas at the front and side, with a double width driveway at the side/rear, with side gate access via the rear garden, pathway up to the main entrance via an enclosed porch, with inner door into;

Hall

With stairs off to the first floor landing, doors to living room and kitchen/diner.

Living Room

13'11" max x 13'6" max (10'5")
(4.26m max x 4.12m max (3.20m))
This room incorporates, in part, the stairs rising to the first floor.

Kitchen/Diner

13'10" max x 10'7" max (4.23m max x 3.24m max)
With door out to;

Sun Lounge/Enclosed Rear Porch

10'6" max x 3'5" max (3.22m max x 1.06m max)

Landing

With doors off to;

Bedroom One

14'0" max x 10'7" max (4.27m max x 3.23m max)
With door to built-in cupboard.

Bedroom Two

10'8" max x 9'1" max (3.27m max x 2.79m max)
With door to built-in cupboard.

Shower Room/Wet Room

7'4" max x 4'4" max (2.26m max x 1.34m max)

Rear Garden

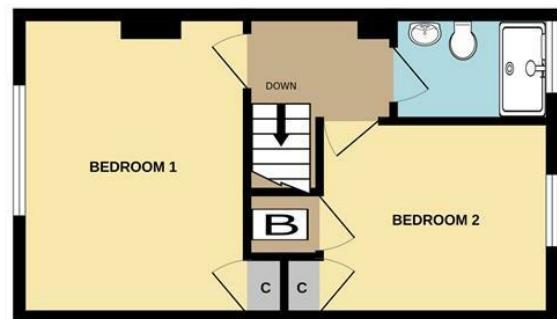
A low maintenance rear garden is mainly paved with section of Faux grass, brick built store, side gate access to the driveway.



GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



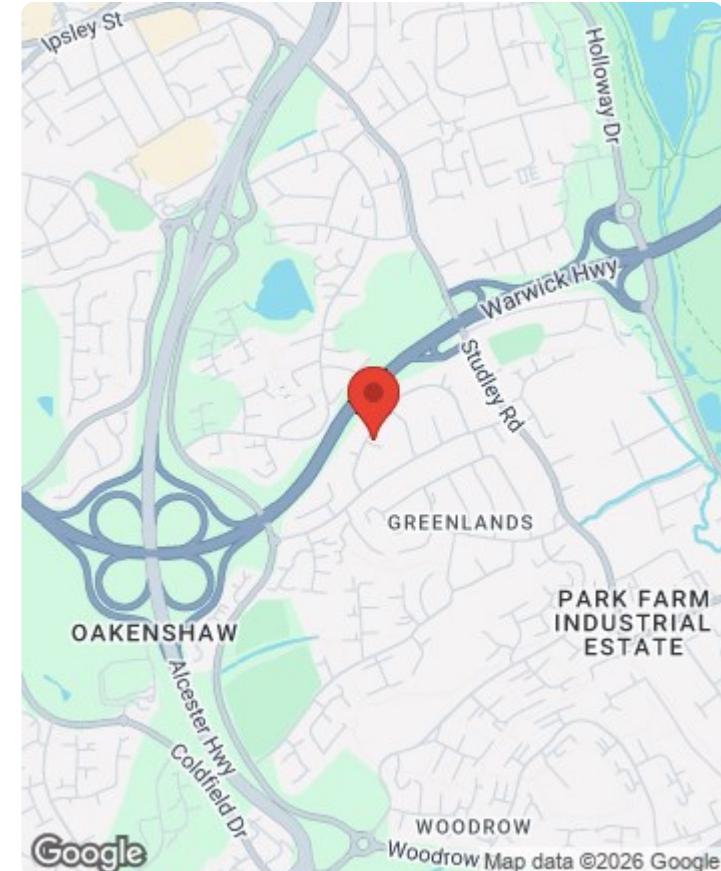
1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		
England & Wales		



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