



11 MORSEFIELD LANE, REDDITCH, B98 0EH
ASKING PRICE £200,000



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A SPACIOUS THREE BEDROOM LINKED END TERRACED HOME IN THE POPULAR DISTRICT OF MATCHBOROUGH WEST, REDDITCH.

This neatly presented three bedroom linked end-of-terrace home offers generous accommodation, set in a popular & convenient location. The property offers; entrance hall, guest WC, living room and a generous kitchen/diner, two good double bedrooms plus a lovely third (single) bedroom, pleasant bathroom and garden to the rear. Viewing is advised.

Approach

At the front of the property is a small stone chippings section, integral storage and main front entrance, at the side of the property is a side gate giving access to the rear garden.

Entrance Hall

Has a door to the guest WC, door to further storage cupboard under stairs, and open doorways to the living room and kitchen/diner.

Guest WC

Fitted with a low level wc and wash basin.

Living Room

16'11" max x 13'8" max (5.16m max x 4.17m max)

This room incorporates the stairs to the first floor, door giving access out to the rear garden.

Kitchen/Diner

17'8" max x 13'10" max (9'6")
(5.39m max x 4.23m max (2.92m))

With door giving access to the rear garden, spaces for appliances.

Landing

Has door to storage cupboard which houses the boiler, doors off to;

Bedroom One

13'9" max x 10'0" max (4.21m max x 3.07m max)

Measurements do not include a

storage/wardrobe recess, this room also offers the loft access.

Bedroom Two

10'10" max x 10'8" max (3.31m max x 3.27m max)

Bedroom Three

10'7" max x 6'7" max (3.25m max x 2.03m max)

Bathroom

6'11" max x 6'1" max (2.12m max x 1.86m max)

Fitted with a low level wc, wash basin, bath with shower over.

Rear Garden

With side gate access, a paved area with mostly lawn beyond.



GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.

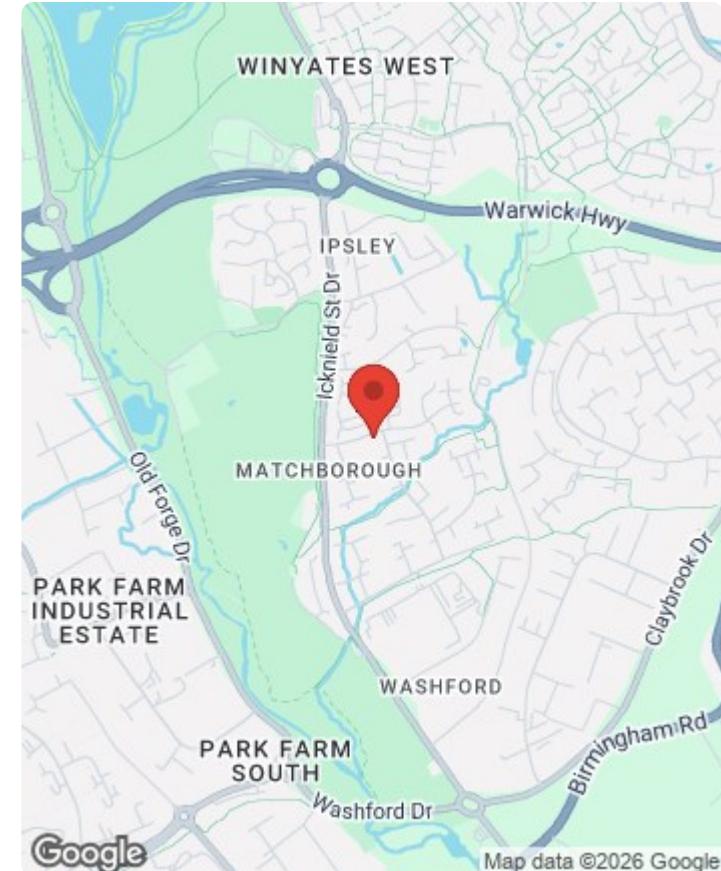


1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.4 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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Google

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		65
(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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