



42 SOUTHCREST ROAD, REDDITCH, B98 7JJ
OFFERS OVER £270,000

AN EXTENDED THREE BEDROOM, SEMI DETACHED HOME SET IN THE POPULAR LOCATION OF LODGE PARK WITH GARAGE & OFF ROAD PARKING.

The ground floor of the property offers; porch, entrance hallway, dining room, living room with extension to the rear, kitchen and a guest WC. To the first floor is a landing area leading to two double bedrooms and a smaller third single bedroom, along with the family bathroom. This property is a great size throughout and ideal for a growing family but does require refurbishment and modernisation throughout.

At the front of the property is a tarmac drive which provides off road parking and access to the garage along with a pleasant, enclosed garden at the rear with a patio area and lawn space along with side access gate.

EPC - C

Council Tax - c

Tenure - Freehold (subject to solicitor confirmation)

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.



Approach

The property is approached via a tarmac driveway leading to the porch and garage doors and provides off road parking



Hallway

16'1" max x 6'10" max (4.92 max x 2.10 max)
with stairs to the first floor landing, under stairs store cupboard and doors leading into the downstairs rooms



Living Room

18'4" max x 10'11" max (5.61 max x 3.35 max)
Living room with fireplace feature and extension to the rear with a door leading into the garden



Dining Room

10'11" max x 11'10" max (3.35 max x 3.63 max)
With fireplace feature and window to the front



Kitchen

11'0" max a 8'3" max (3.37 max a 2.52 max)
With an array of base and wall units and space for appliances



Guest WC

2'9" max x 6'2" max (0.85 max x 1.89 max)
With WC only



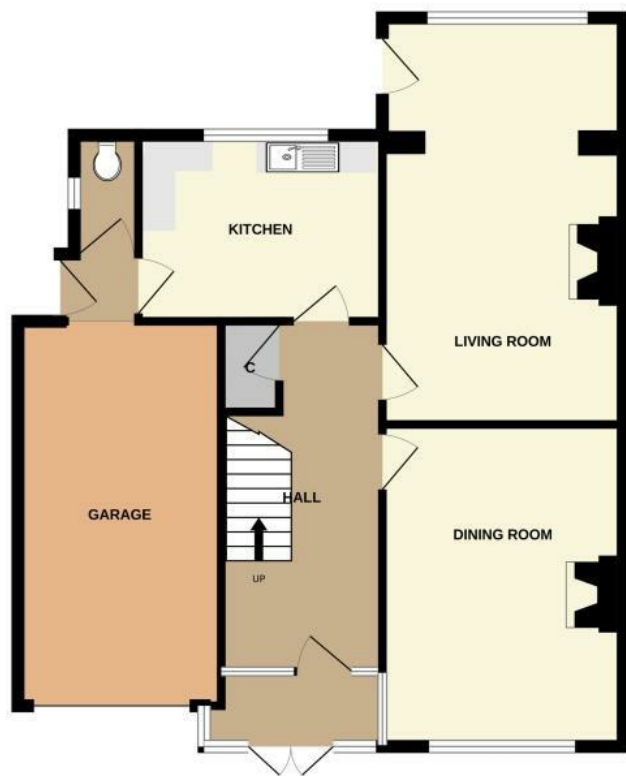
Bedroom One

11'0" max x 9'9" max (3.36 max x 2.99 max)
Double bedroom with window to the front

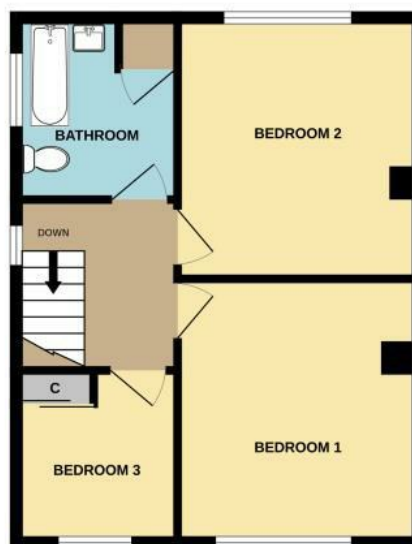




GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.

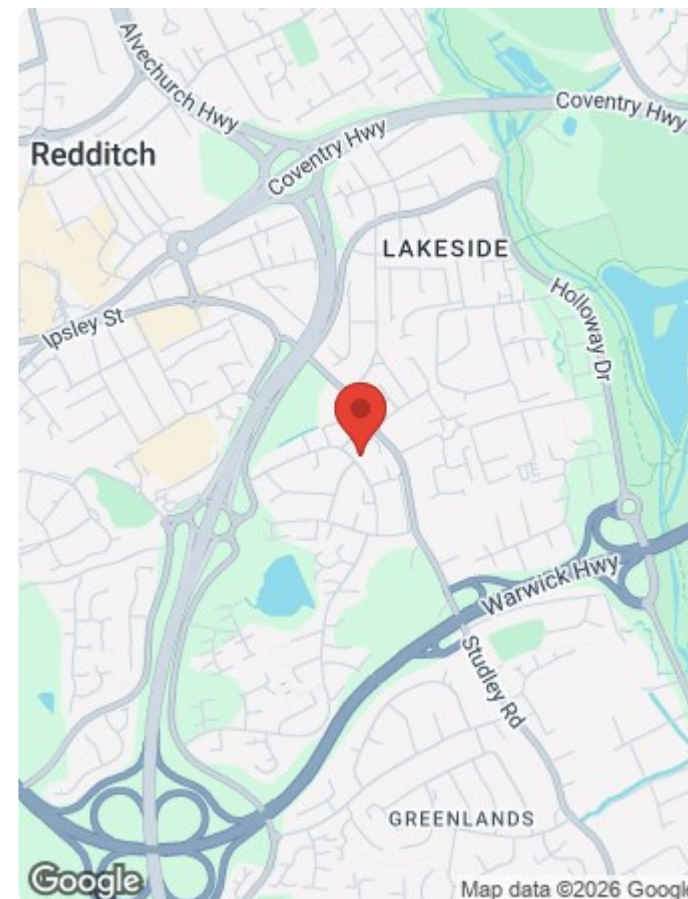


1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 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 illustrative purposes 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		
(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	

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	



Vizor Estate Agents Ltd
Company No. 7848499



Hyde House, 52 Bromsgrove Road, Redditch, B97 4RJ

Tel: 01527 584 533

www.vizorestates.com