



13 MARLPIT LANE, REDDITCH, B97 5AN
OFFERS OVER £245,000



AN EXTENDED SEMI-DETACHED HOME SET JUST OFF ONE OF THE MOST HIGHLY REGARDED ROADS IN REDDITCH!!!

This extended semi-detached home is set just off the highly regarded Feckenham Road, Headless Cross. The well proportioned property would benefit from modernising and comprises; over 7m long living room/diner, extended kitchen, ground floor shower room, three good bedrooms, parking at the front, generous garden to the rear and detached garage at the rear too. Offered with no onward chain.

AGENTS NOTE; The agent points out that the detached garage is in a poor state of repair. The sellers advise us that they believe there to be Asbestos present in the garage roof, meaning specialist advice would be needed before it is disturbed. Also, the access to the garage is currently partially overgrown and uneven.

EPC -D.

Council Tax Band -B.

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

To the front is a stone chipped parking area. A pathway leads up to the main front entrance and side access through to the rear garden.



Enclosed Entrance Porch

With inner door leading into;

Hallway

With stairs off to the first floor and door to cupboard beneath, door to ground floor shower room and further door off to;

Living Room/Diner

25'5" (not into bay) x 11'5" max (7.77m (not into bay) x 3.49m max)
With patio doors out to the rear garden, and further door into;



Ground Floor Shower Room

10'6" max x 5'0" max (3.22m max x 1.53m max)



Breakfast Kitchen

20'3" max x 8'11" max (6.18m max x 2.72m max)
With door at the side leading to passageway around to the rear garden.



Bedroom One

14'0" max (into bay) x 13'7" max (4.28m max (into bay) x 4.16m max)
With bay window and built in wardrobe. This room incorporates the chimney breast in part.



Bedroom Two

13'11" max x 9'1" max (not into recess) (4.26m max x 2.78m max (not into recess))
This room incorporates the chimney breast in part.



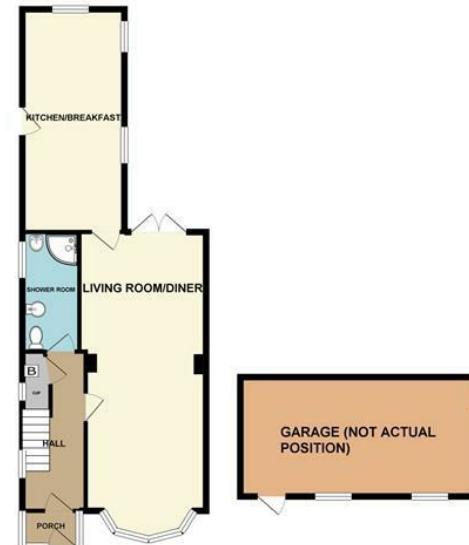
Bedroom Three

10'11" max x 7'5" max (3.34m max x 2.28m max)





GROUND FLOOR 80.00 sq. m.
(861.13 sq. ft.)



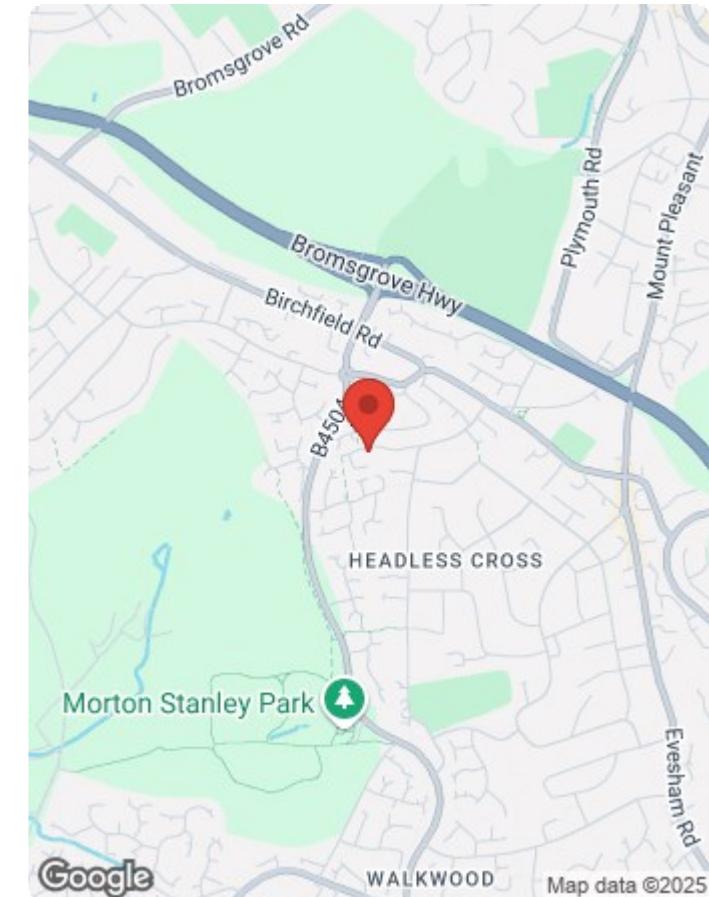
1ST FLOOR 40.14 sq. m.
(432.07 sq. ft.)



TOTAL FLOOR AREA : 120.14 sq. m. (1293.19 sq. ft.) 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 floorplan is based on a survey that has 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	



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