




arden
ESTATE AGENTS

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Evesham Road, Crabbs Cross, Redditch B97 5JA

Offers In Region Of £180,000

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The accommodation briefly comprises:- A front aspect lounge with feature fireplace, a second reception/dining room, a fitted kitchen with space for free standing appliances, access to the rear garden and through to the family bathroom. The bathroom has a bath with shower over, wash basin and WC. A rising staircase leads to the first floor and offers the master bedroom with front aspect window, a second double bedroom and a third bedroom of single occupancy.

Outside - The front aspect of the property is approached by a low maintenance fore garden, access to the main residence and gated access to the rear. The rear garden offers a delightful space to dine or entertain with a decked seating area, neatly maintained lawn with well stocked borders and fenced boundaries.

Lounge - 3.97m x 3.82m (13'0" x 12'6") max

Dining Room - 4.52m x 3.79m (14'9" x 12'5") max

Kitchen - 4.12m x 2.27m (13'6" x 7'5")

Bathroom - 2.27m x 1.88m (7'5" x 6'2")

Stairs To First Floor Landing

Master Bedroom - 3.83m x 3.4m (12'6" x 11'1")

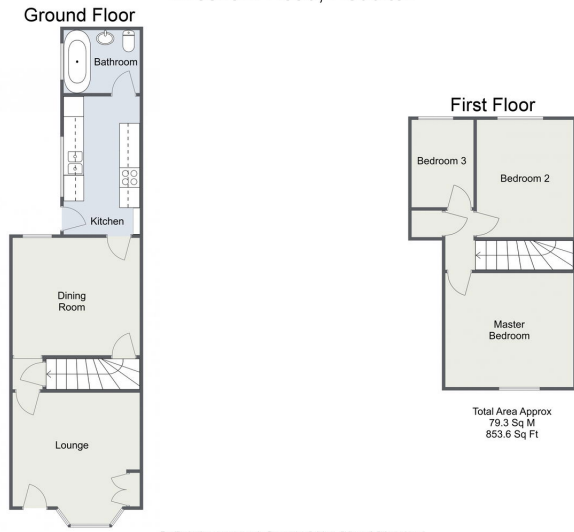
Bedroom 2 - 3.5m x 2.88m (11'5" x 9'5")

Bedroom 3 - 2.61m x 1.85m (8'6" x 6'0")

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.



Evesham Road, Redditch



Total Area Approx
79.3 Sq M
853.6 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- No Upward Chain
- Popular Location
- Pleasant Rear Garden
- Two Reception Rooms
- Ground Floor Bathroom
- Three Bedrooms
- Mid Terrace House



29/05/2023, 10:55 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
371, Evesham Road REDDITCH B97 5AA	Energy rating D	Valid until: 22 April 2029 Certificate number: 2278-6099-7204-6541-0930
Property type	Mid-terrace house	
Total floor area	76 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-tenants-tenor-property-minimum-energy-efficiency-standard-landlord-obligation) (<https://www.gov.uk/guidance/domestic-tenants-tenor-property-minimum-energy-efficiency-standard-landlord-obligation>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Current	Potential

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 50

<https://find-an-energy-certificate.service.gov.uk/energy-certificate/2278-6099-7204-6541-0930?view=true>

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For more information on this house or to arrange a viewing please call the office on:
01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.

