oulsnam







6 Landor Road, Redditch, B98 7QR

EPC: D

Situated in the popular Greenlands area, this well-proportioned three-bedroom semi-detached house offers spacious and versatile accommodation arranged over two floors, together with a generous rear garden, single garage and driveway parking.
Offered with * NO ONWARD CHAIN *
COUNCIL TAX BAND: B
EPC RATING: D

SUMMARY OF ACCOMMODATION:

The property is approached via a front porch, which provides access into the welcoming entrance hallway. From here, there is access to the principal ground-floor rooms and stairs rising to the first floor.

The lounge is positioned to the front of the property and benefits from a window overlooking the front garden. A fireplace with surround provides a focal point to the room, creating a comfortable and inviting living space.

Across the rear of the property is the dining kitchen, providing a practical and sociable area for both everyday family life and entertaining. The kitchen benefits from a window overlooking the rear garden, together with a door giving direct access outside. There is ample space for a range of freestanding appliances, including an electric oven, dishwasher, washing machine and fridge freezer.

To the first floor, the landing has a side-facing window providing natural light and gives access to all three bedrooms, the wet room and the loft. The loft is advised to be part boarded, offering useful additional storage space.

There are two generous double bedrooms, both benefiting from built-in wardrobes and additional storage, providing excellent bedroom storage solutions. The third bedroom is a generous single bedroom.

The wet room comprises a walk-in shower, dual-flush WC, vanity unit incorporating the wash hand basin and a heated towel rail, providing a practical and accessible bathroom facility.

Externally, the property benefits from a particularly generous rear garden. Immediately adjoining the house is an initial patio area, ideal for outdoor seating and entertaining, with the remainder of the garden being laid predominantly to lawn. The garden offers excellent space for families, keen gardeners or those looking to create a variety of outdoor seating and recreational areas. A summerhouse is also included in the sale.

Located within the rear garden is a single garage, which benefits from power, an up-and-over door and provides useful secure storage or parking space, subject to individual requirements.

To the front of the property is a lawned garden area together with a driveway providing off-road parking.

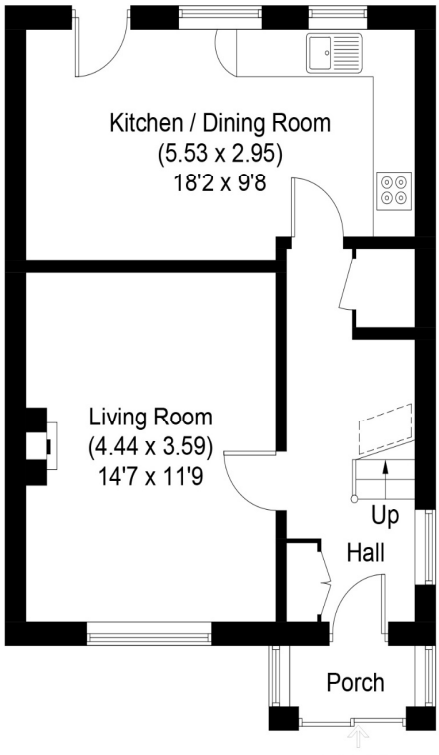




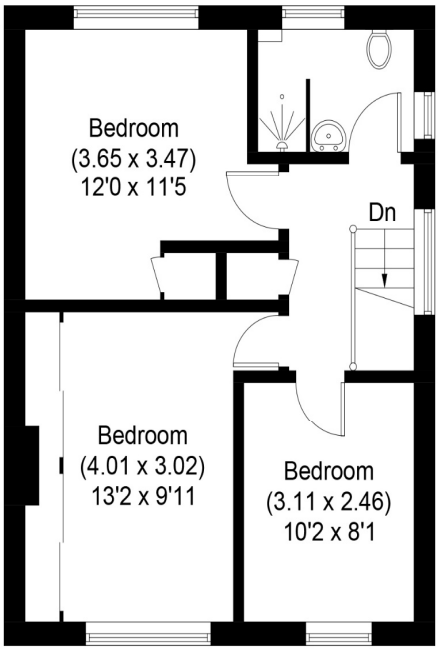
Landor Road

Approximate Gross Internal Area
Ground Floor = 42.5 sq m / 457 sq ft
First Floor = 42.3 sq m / 455 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 97.8 sq m / 1052 sq ft

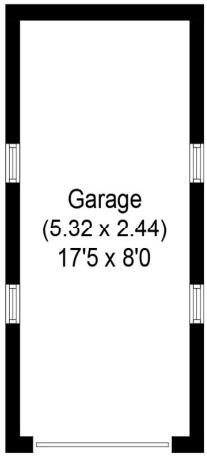
= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



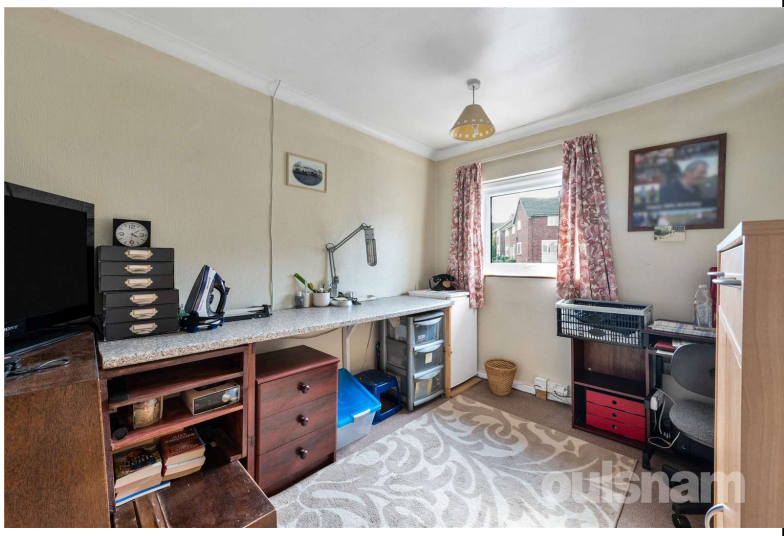
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.









THE CONSUMER PROTECTION REGULATIONS
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS
Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS
Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE
A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS
Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE
All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES
Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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