



Evesham Road, Crabbs Cross, Redditch B97 5JJ

£325,000

3 2 2



Welcome to your future home in the heart of Crabbs Cross, Redditch! This charming three-bedroom semi-detached property seamlessly combines modern elegance with timeless tradition, offering a warm and inviting atmosphere for you and your family.

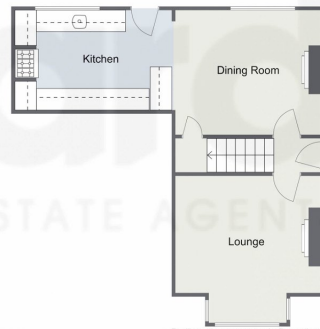
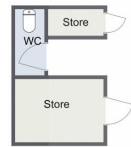
As you step inside, you'll be greeted by a cosy lounge, perfect for unwinding after a long day or hosting gatherings with friends and family. The kitchen is a masterpiece of contemporary design blended with a touch of tradition, providing a space that is not only functional but also a delight for the aspiring chef. The open-plan dining area ensures that meals are not just a culinary experience but a social one too. The property boasts two modern family bathrooms, ensuring convenience and privacy for everyone in the household. The addition of a separate WC adds an extra layer of practicality to the home.

Step outside into the generously proportioned rear garden, a delightful oasis that invites you to relax and enjoy the outdoors. The brick-built storage, complete with plumbing and lighting, adds a touch of convenience for all your storage needs. No need to worry about parking, as this property comes with off-road parking, making your daily routine that much smoother.

Lounge 4.08m x 3.86m (13'4" x 12'7") max  
Kitchen 2.78m x 4.36m (9'1" x 14'3")  
Dining Room 4.06m x 3.45m (13'3" x 11'3")  
Stairs To First Floor  
Master Bedroom 4.13m x 3.36m (13'6" x 11'0") max  
Bedroom 2 4.1m x 3.51m (13'5" x 11'6")  
Bedroom 3 4.03m x 3.45m (13'2" x 11'3")  
Bathroom 2.73m x 1.46m (8'11" x 4'9")  
Shower Room 1.54m x 2.17m (5'0" x 7'1")  
WC 0.98m x 1.45m (3'2" x 4'9")



Evesham Road, Redditch  
Ground Floor



Total Area Approx  
111.8 Sq M  
1203.40 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.

- Three Double Bedrooms
- Two Modern Family Bathrooms & Separate WC
- Lounge
- Dining Space
- Modern Yet Traditional Fitted Kitchen
- Delightful Rear Garden
- Brick Built Storage/Outbuilding
- Off Road Parking
- Popular Location



Energy performance certificate (EPC)																																		
497 Evesham Road REDDITCH B95 5JL	Energy rating <b>E</b>	Valid until: 27 November 2033 Certificate number: 2024-0314-3165-2199-2310																																
Property type	Semi-detached house																																	
Total floor area	110 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance</a>																																		
<b>Energy rating and score</b>																																		
This property's energy rating is E. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																
<a href="#">See how to improve this property's energy efficiency.</a>		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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>81+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>E</td> <td>← E</td> <td></td> </tr> <tr> <td>1-20</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td></td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	81+	A			69-80	B			55-68	C			39-54	D			21-38	E	← E		1-20	F				G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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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.

