



Robins Lane, Redditch, B97 6GX

£225,000

**KING**
HOMES

King Homes are pleased to present this well presented 3 bedroom semi-detached home with gated driveway and parking for 2 vehicles. With a lovely sunny aspect rear garden and positioned in a semi-rural location. Accommodation in brief comprises of; welcoming entrance hallway, downstairs W.C, well appointed lounge, fully fitted kitchen diner, single garage, master bedroom with newly fitted en-suite, two additional well sized bedrooms and a family bathroom. Call us on 01527 908 694 to book your viewing early and avoid disappointment.



Lounge 15'1" x 12'0" (max) (4.60m x 3.68m (max)) Great space offered with lights and electric

Great sized carpeted lounge with UPVC Double glazed window to front aspect, Marble surround feature fireplace with wooden fit, UPVC Double glazed window to side aspect and door leading to;

Kitchen Diner 15'7" x 9'8" (max) (4.75m x 2.95m (max))

With tiled flooring and rear double glazed UPVC patio door to rear garden letting in plenty of light, this room offers a modern open space for kitchen appliances and dining table,

Downstairs W.C

W.C with towel rail, hand basin and obscured window to side aspect

First Floor Landing

Carpeted stairs lead to the first floor landing with loft hatch, ceiling light and doors leading to the three bedrooms and the family bathroom

Master Bedroom 11'7" x 12'3" (max) (3.55m x 3.75m (max))

This large master bedroom has much to offer with storage space to the left as you enter, UPVC double glazed window to front aspect letting in plenty of light with a door leading to;

En Suite 5'6" x 5'6" (max) (1.70m x 1.70m (max))

This fantastic, newly fitted en-suite comprises a spacious walk in shower, W.C with radiator/chrome towel rail and storage unit above, obscure double glazed UPVC window to front aspect, modern wood effect unit with glass mirror, modern hand wash basin with granite surface and vanity unit below.

Bedroom Two 9'2" x 9'0" (max) (2.80m x 2.75m (max))

A carpeted double bedroom with a UPVC double glazed window to rear aspect and ceiling light

Bedroom Three 9'0" x 6'2" (2.75m x 1.90m)

A carpeted bedroom with UPVC double glazed window to front aspect and ceiling light.

Rear Garden

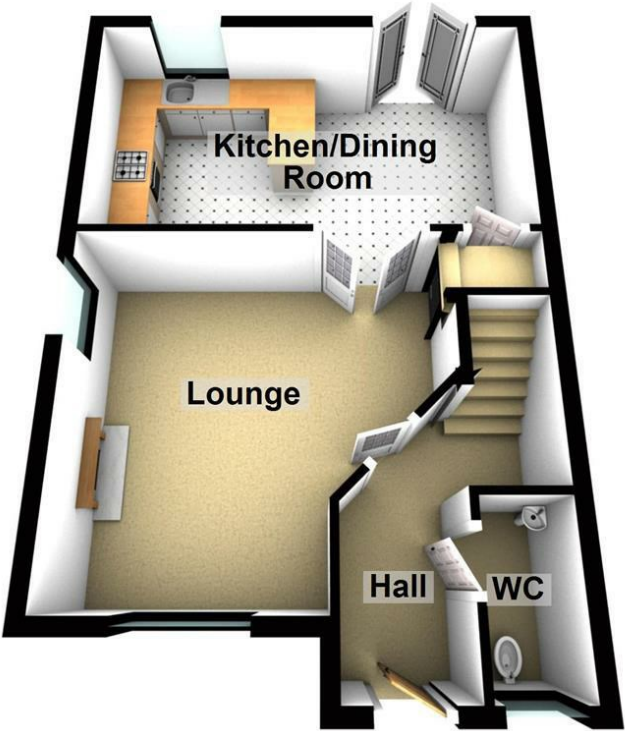
This lovely, low maintenance garden offers 2 entry points, one from the kitchen diner and also from a side gate stepping out to a paved patio area then stepping up on to lawn area.

Garage 5.60m x 2.70m





Ground Floor



First Floor



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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	