



TO LET

£1,750 Per Calendar Month

22 Roden Avenue, Worcestershire, DY10 2RF

A truly spacious family home with excellent commuter links, easy access to local schools and amenities! The property is further improved by FIVE bedrooms, FOUR reception rooms and TWO family bathrooms, with two further W/Cs. Also having gardens to the front and side and a garage, this property is hard to believe even after you have seen it, so viewing is a must!

No smokers, but pets are considered on a case by case basis.

Council band G, EPC band C.

What3Words location ///funny.chain.reason



- Detached Family Home
- Five Bedrooms
- Four Reception Rooms
- Two Bathrooms
- Double Glazed and Gas Central Heating
- Front, side and rear gardens with garage



4 Reception Room/s



5 Bedroom/s



2 Bath/ shower room/s

Entrance Hall

Accessed via porch with a wood and single glazed door and window to porch, carpet, two ceiling light points, smoke alarm, radiator and alarm panel. The entrance hall also has stairs to the first floor and doors to downstairs accommodation.

Reception Room One 14'10" x 13'10" minimum (4.54 x 4.23 minimum)

Having wooden flooring, radiator, fireplace, ceiling light point, a double glazed window to the side and a double glazed bay window to the front.

Reception Room Two 16'10" x 13'4" maximum (5.15 x 4.08 maximum)

Having carpet, gas fire with ornate wooden surround and CO monitor, radiator, shelves, ceiling light point, double glazed windows to the side and front.

Pantry/Store Room 13'4" x 4'11" maximum (4.07 x 1.51 maximum)

Having shelves and storage cupboards, tiled flooring, ceiling light point and opaque double glazed window to the side.

Reception Room Three 10'10" x 13'5" maximum (3.32 x 4.09 maximum)

Having wooden flooring, feature fireplace, ceiling light point, radiator, double glazed window to the side and double glazed doors to the rear garden.

Rear Hallway 5'11" x 7'10" maximum (1.82 x 2.41 maximum)

Having wooden floor and part wooden panelled walls, ceiling light point, radiator, hand wash basin, opaque double glazed window and door to the rear and door to the downstairs W/C.

Downstairs W/C

Having low level W/C, ceiling light point and opaque double glazed window to the rear.

Reception Room Four 13'5" x 11'5" (4.09 x 3.50)

Having vinyl flooring, radiator, ceiling light point, fuse-board, double glazed window to the side and archway to the kitchen.

Kitchen 13'5" x 8'2" maximum (4.10 x 2.49 maximum)

Having tiled floor, part tiled walls and a range of wall and base units with roll-top worksurfaces and a stainless steel 1 1/2 bowl sink and drainer unit with mixer tap. The kitchen also has a gas hob and oven, extractor hood with separate wall-mounted extractor fan, radiator, double glazed window to the side, two ceiling light points, door to the cellar and door to the utility room.

Utility Room 5'11" x 13'1" (1.81 x 4.0)

Having vinyl flooring, radiator, boiler, strip light, double glazed window to the side and double glazed door to the garden, with a stainless steel sink and drainer unit with mixer tap and door to the pantry.

Stairs

Having carpet and a half landing with ceiling light point and double glazed stained-glass effect window to the rear.

Landing

Having carpet, radiator, smoke alarm and two smoke alarms.

Bedroom Three 10'11" x 13'5" (3.33 x 4.09)

Having carpet, ceiling light point, radiator and double glazed window to the front.

Bedroom Four 8'4" x 10'6" to wardrobes (2.56 x 3.22 to wardrobes)

Having built-in wardrobes, carpet, radiator, ceiling light point and double glazed window to the side.

Bedroom Two 13'5" x 13'4" (4.11 x 4.08)

Having radiator, carpet, double glazed window to the front, double glazed window to the side and ceiling light point

Bedroom Five 7'4" x 8'0" (2.26 x 2.46)

Having ceiling light point, double glazed window to the front, radiator and wooden flooring.

Bedroom One 14'10" x 16'6" maximum (4.54 x 5.03 maximum)

Having carpet, radiator, double glazed bay window to the front, double glazed window to the side and ceiling light point. There is also a hand wash basin, mirror and shaving socket and light.

Boiler Room/Airing Cupboard

Having hot water tank, shelving and ceiling light point.

Bathroom One 7'8" x 13'6" (2.34 x 4.12)

Having vinyl floor, double glazed window to the side, panelled bath, separate shower cubicle with electric shower, hand wash basin, mirror and shaving light with socket. The bathroom also has a push-button W/C, part-tiled walls, radiator, extractor fan and cupboard.

Bathroom Two 8'10" x 8'1" (2.71 x 2.48)

Having part-tiled walls, radiator, panelled bath, hand wash basin and W/C. The bathroom also has a separate shower cubicle with electric shower, opaque double glazed window to the side, mirror and shaving light and socket.

Separate W/C

Having vinyl flooring, ceiling light point, low-level W/C and opaque double glazed window to the side.

Front garden

Having a tarmac driveway and lawn, with tree and shrub borders, with gated access and hedge.

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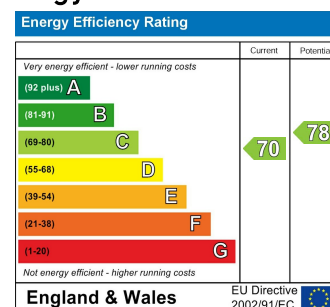
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Energy Performance Ratings



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