



**12 Redwood Drive**  
CW1 3GS  
**Asking Price £157,500**



STEPHENSON BROWNE

Located in the popular Redwood Drive, Crewe, this charming two bedroom mews house offers a perfect blend of comfort and convenience. The property features a well proportioned reception room that welcomes you into a space filled with natural light, complemented by neutral decor that creates a warm and inviting atmosphere.

The house boasts two spacious bedrooms, ideal for a small family, first time buyers, or those looking to downsize. The bathroom is thoughtfully designed, and there is an additional downstairs WC for added convenience.

Outside, you will find a low maintenance garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. The property also includes an allocated parking space, along with visitor parking, ensuring that you and your guests have easy access.

Situated close to Bentley Motors and Leighton Hospital, this home is within easy reach of local amenities, making it an excellent choice for those who value accessibility. Whether you are an investor seeking a promising opportunity or a first time buyer looking for a move in ready home, this property is sure to meet your needs.

With its quiet plot and practical features, this mews house on Redwood Drive is a delightful find in the heart of Crewe. Don't miss the chance to make it your own.

#### Entrance Hall

**Kitchen**  
13'6" x 5'7" (4.139m x 1.716m )

#### WC

**Lounge**  
12'1" x 9'11" (max) (3.705m x 3.033m (max))

#### Stairs To First Floor

#### Landing

**Bedroom One**  
12'1" x 9'8" (3.699m x 2.965m )

**Bedroom Two**  
11'4" x 5'8" (3.465m x 1.751m )





### **Bathroom**

### **Externally**

The property sits on a quiet plot overlooking a walkway. Enclosed garden and allocated parking space to the rear.

### **AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### **Council Tax**

Band B

### **Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

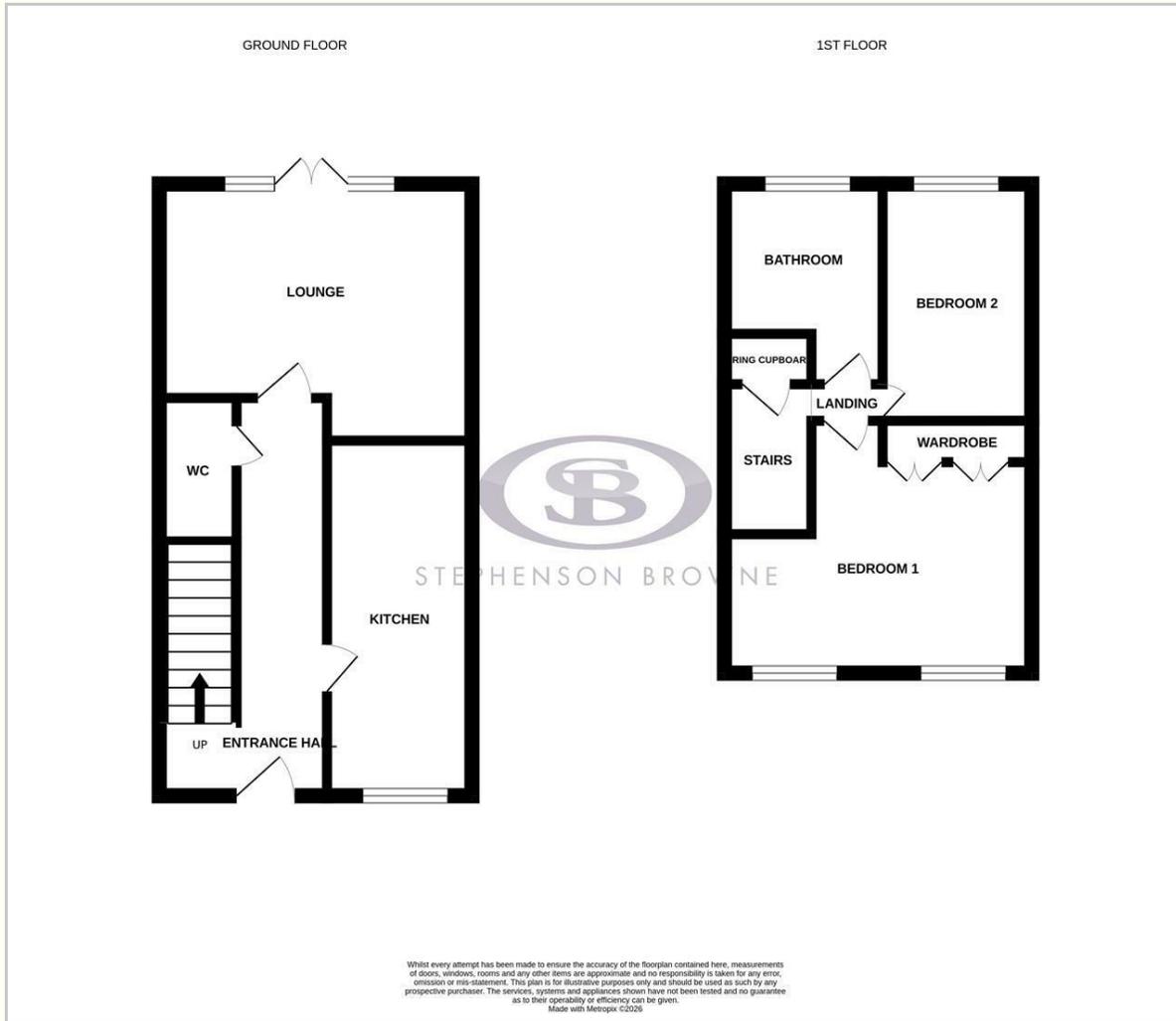
### **Why choose us?**

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

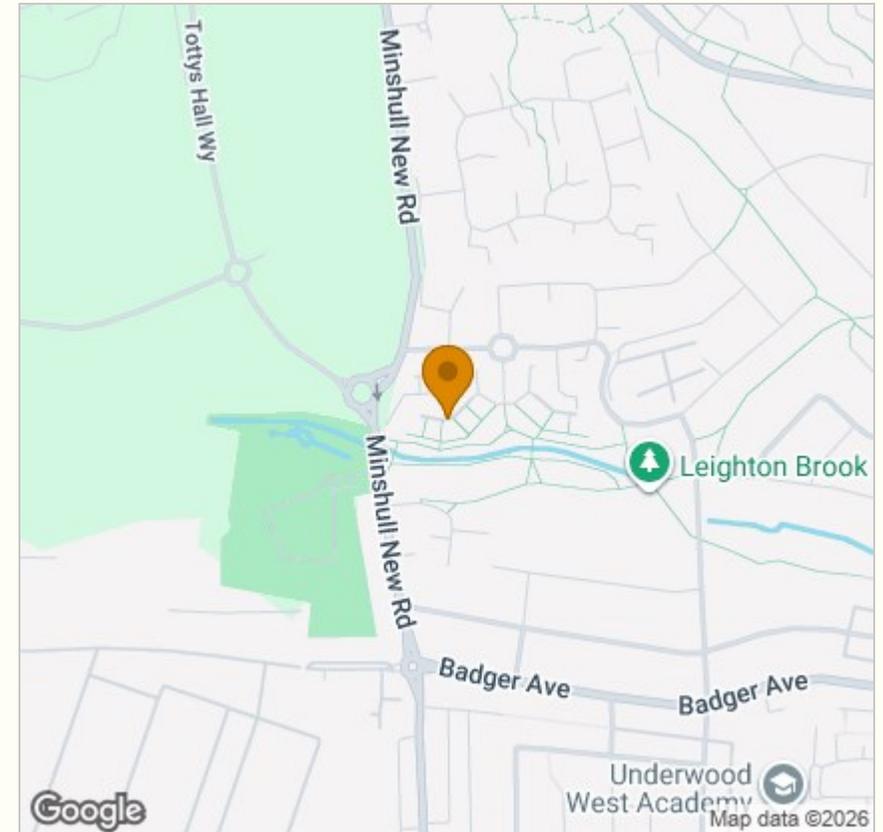
For a FREE valuation, please call or email and we will be delighted to assist.



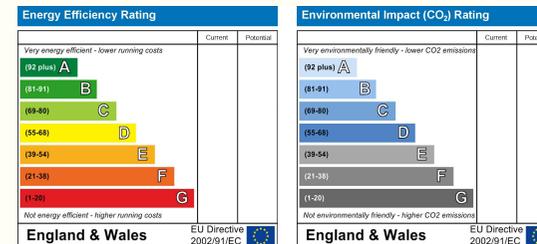
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to: Move with Us Ltd Average Fee: £123.64**

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