



**37 Shottery Close
Redditch, B98 0GE**

£280,000

This beautiful 4 Bedroom Townhouse is sat in a gated community and is immaculately presented and well located in a sought after location surrounded by local amenities, parks and fields.

Sheltered by a porch-style entrance with a feature canopy, the charming bay window brings distinction to the frontage of the home and also adds a special ambience to the L shaped lounge. The fourth bedroom has great potential for multiple uses to create a valuable home office or study, the second floor is given over to a large master bedroom suite with an en suite and dormer window that blend perfectly with real character and large lobby area.

The location is fantastic, offering local bus routes within walking distance, dog walking locations and Matchborough park. You are no more than a few miles from schools, Redditch Town Centre, Redditch Train Station, close links to the M40 and M42 as well as the A448 Bromsgrove Highway and many more local amenities.

Viewings are highly advised to be able to fully appreciate the space of this deceptive home.

Entrance Hall

Downstairs W.C

5'8" x 2'11" (1.75 x 0.91)

Lounge

14'1" x 12'11" (4.31 x 3.96)

Kitchen Diner

16'3" x 10'6" (4.97 x 3.22)

Stairway To First Floor

Landing

Bathroom

6'2" x 6'0" (1.88 x 1.85)

Bedroom 2

9'8" x 9'6" (2.97 x 2.92)

Bedroom 3

11'0" x 8'7" (3.37 x 2.64)

Bedroom 4

7'3" x 7'0" (2.21 x 2.15)

A.C

Stairway To Second Floor

Master Bedroom

9'5" x 9'0" (2.89 x 2.76)

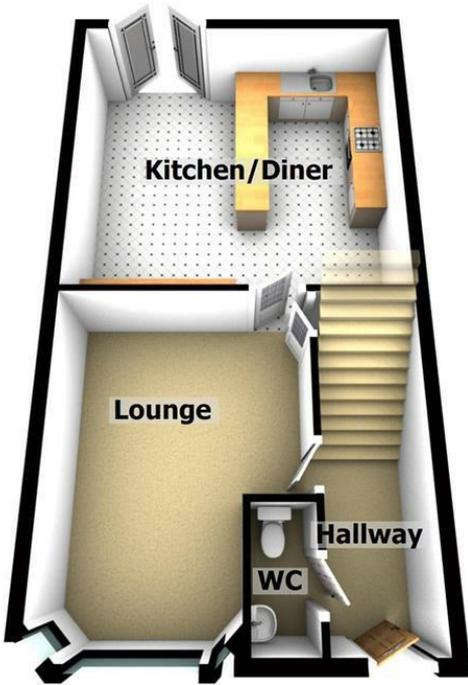
En Suite

9'2" x 4'10" (2.81 x 1.49)

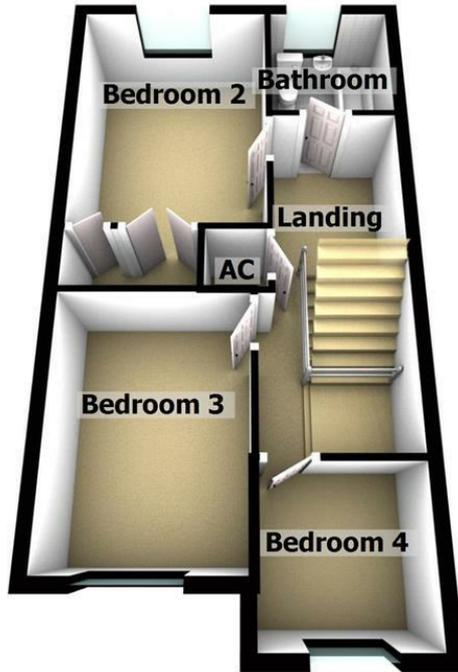
Lobby

Storage

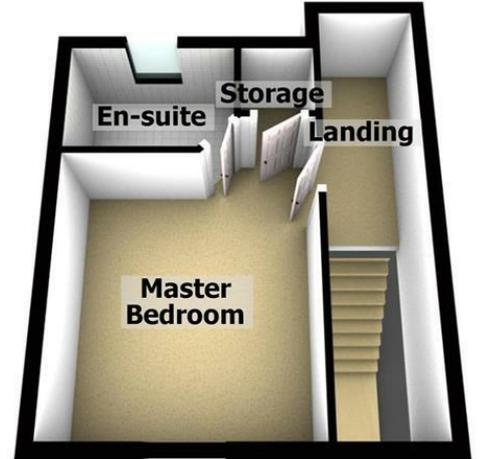
Ground Floor



First Floor



Second 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	