



Shottery Close, Redditch, B98 0GE

£145,000

  
**KING**  
HOMES



**\*NO CHAIN\*** An immaculate second-floor apartment with two double bedrooms, situated within a gated community in the popular location of Ipsley, Redditch. The apartment comprises of: Entrance hallway with spacious storage cupboard, fitted kitchen with sink, electric hob, oven, extractor hood and washer/dryer. The lounge is bright and airy due to having dual aspect windows. The master bedroom benefits from a fitted wardrobe and modern en-suite. Bedroom two is also a large double. The main bathroom provides a bath with shower head, sink and WC. The property also gains from having new carpets and flooring throughout, intercom entrance system and fitted blinds in all rooms. There is also an allocated off-road parking space located to the side of the property. The accommodation is placed nearby to shops, bus routes and countryside walks to the picturesque Arrow Valley Lake. The town centre is only a short ride away, boasting an assortment of amenities. There is good access to motorway networks (M5 and M42).

Over 110 years left on the lease.



Entrance Hallway

Lounge/Diner10'8" x 12'9" (3.26m x 3.90m)

Kitchen7'7" x 10'5" (2.33m x 3.20m)

Bedroom One9'10" x 12'7" (3.02m x 3.85m)

Fitted Wardrobe

En-Suite4'4" x 7'6" (1.34m x 2.31m)

Bedroom Two13'9" x 8'1" (4.20m x 2.48m)

Bathroom7'4" x 6'1" (2.24m x 1.87m)

Storage Cupboard

Allocated Parking

Communal Grounds



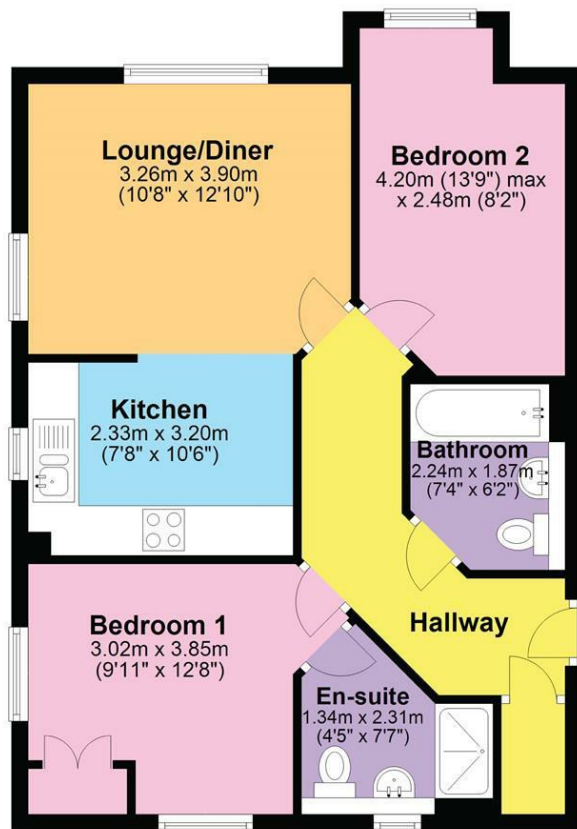






## Ground Floor

Approx. 58.3 sq. metres (627.0 sq. feet)



Total area: approx. 58.3 sq. metres (627.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	