



**4 Cradley Close,
Matchborough East, Redditch B98 0AU
Offers In The Region Of £295,000**

A well presented, three bed roomed semi-detached property situated in a sought after quiet cul-de-sac location. The property features a light and spacious lounge, modern dining kitchen with french doors to the rear garden, three bedrooms and family bathroom. Further benefiting from a delightful rear garden, garage and driveway. Being sold with no upper chain.

The sought after location of Matchborough East is well-regarded in respect of local schools, countryside walks including Arrow Valley Country Park, local shops and bus routes. Redditch Town Centre is just a short ride away, boasting an assortment of further amenities along with the local bus and railway stations. There is also easy access to national motorway networks (M5 and M42).



Set back from the road behind a neatly lawned foregarden and block paved driveway providing off road parking for several vehicles and gives access to the garage. Beneath a canopy porch, a UPVC double glazed front door opens into:-

Entrance Hall

With radiator, staircase rising to the first floor and door opening into:-

Living Room

With feature UPVC double glazed bow window to the front, radiator and door opening into:-

Dining Kitchen

A range of wall, base and drawer units with wooden effect work surfaces over and feature breakfast bar, inset stainless steel sink unit with chrome mixer tap, built in oven, inset 4-ring gas hob with chrome chimney style extractor hood over, tiling to splash backs, space and plumbing for a washing machine and fridge/freezer, built in storage cupboard, UPVC double glazed french doors opening out to the rear garden, UPVC double glazed window to the rear and UPVC double glazed door to the side, radiator.

First Floor

With hatch giving access to the loft, UPVC double glazed window to the side, airing cupboard housing the gas central heating boiler.

Bedroom One

With UPVC double glazed windows to the front, radiator and built in wardrobes.

Bedroom Two

UPVC double glazed window to the rear and radiator.

Bedroom Three

With UPVC double glazed window to the rear and radiator.

Bathroom

3-piece white suite comprising panelled bath with chrome

mixer tap, mains fed shower and glazed screen over, pedestal wash hand basin with chrome mixer tap, low level W.C, UPVC double glazed obscure window to the rear and tiling to splash backs.

Rear Garden

Beautifully presented garden, mainly laid to lawn, featuring paved patio areas and mature borders stocked with a variety of established plants, shrubs, and bushes. A UPVC double glazed door gives access to the garage.

Garage

With electric up and over roller shutter door, power and lighting and UPVC double glazed door giving access to the rear garden.

Additional Information

Services:

Mains electricity, gas, water and drainage are connected to the property.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

For more information visit: <https://checker.ofcom.org.uk/> Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with EE and Three being rated 'Good outdoor, variable in-home' coverage and O2 and Vodafone being rated 'Good outdoor and in-home' coverage. For more information, please visit: 'Ofcom Mobile and Broadband Checker'.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Council Tax:

Redditch Borough Council - Band C

Flood Risk:

This location is in a very low risk flood zone. For more information, please visit: 'Check the long term flood risk

for an area in England' on the Government Website.

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01564 794 343).

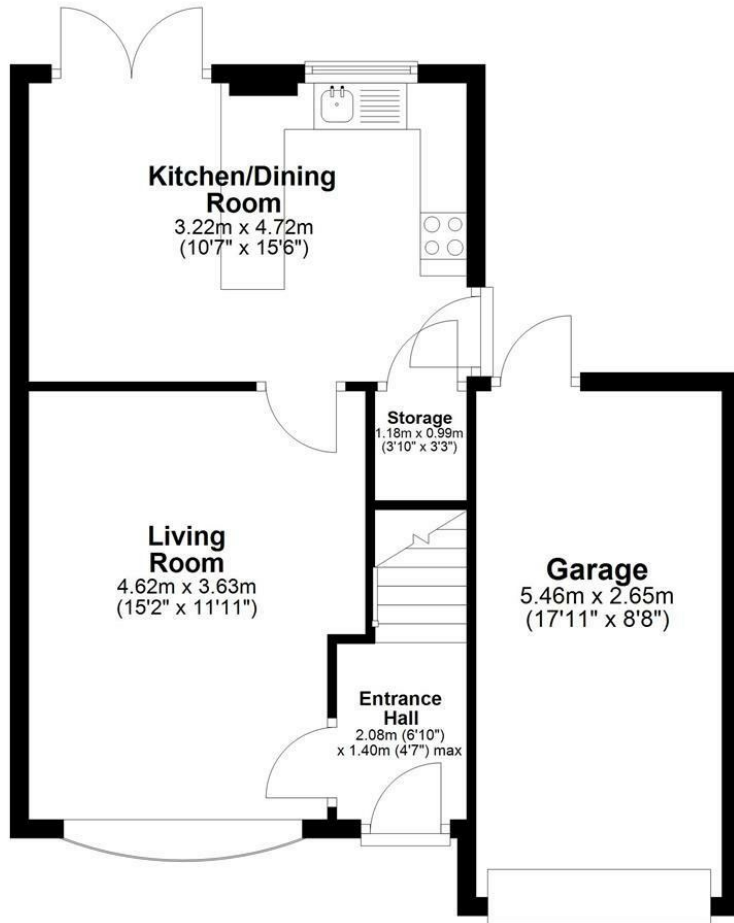
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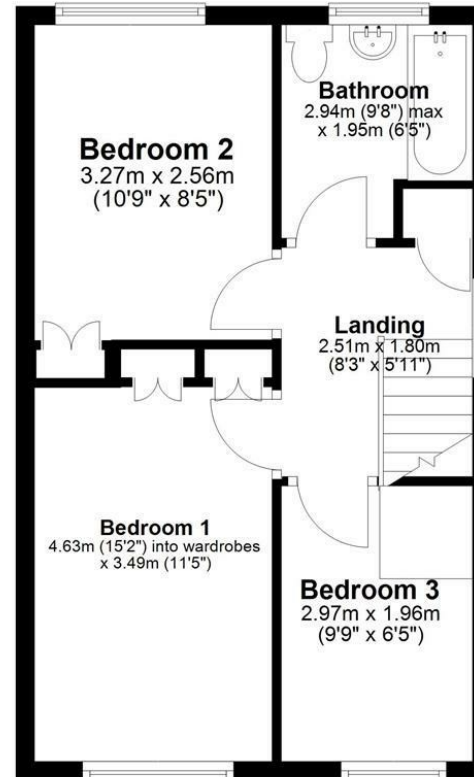
Ground Floor

Approx. 52.8 sq. metres (568.1 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



Total area: approx. 92.0 sq. metres (990.0 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		86	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		86	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
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