



## **40 Redstone Close, Redditch, Warwickshire, B98 9AE**

A well presented three bedroomed end of terrace property offering two parking spaces, garage, modern kitchen, spacious lounge, conservatory, three bedrooms, en-suite, family bathroom and well maintained rear garden. Situated in the highly sought after location of Church Hill North with good access to local amenities, schooling, bus routes and national road networks to include the M42.

**£995 Per Month**



# **JOHN EARLE**

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Set back from the road behind a tarmacadam parking bay, with parking for 1 car, access to the double garage frontage with additional parking space on gravelled drive. Paved steps leading to canopy porch with UPVC front door, opening into:-

### Entrance Hallway

With wooden laminate flooring. Door to:-

### Kitchen

A range of wall and base units with roll top work surfaces over, tiling to splash backs, UPVC double glazed window to front, inset stainless steel sink unit with chrome mixer tap over. "Cananon" gas oven and grill with gas hob and chimney style extractor hood over. Integrated dishwasher and fridge. Serving hatch through to the living room.

### Living Room

Feature fireplace with inset gas fire and marble hearth, staircase rising to the first floor, UPVC double glazed double doors opening into:-

### Conservatory

Wooden laminate floor, UPVC double glazed windows to three sides, polycarbonate roof, power connection and UPVC double glazed patio doors leading to rear garden.

### First Floor Landing

Hatch entrance to loft with ladder access.

### Master Bedroom

UPVC double glazed window overlooking the rear garden, wall mounted heater and door to:-

### Ensuite

Quadrant shower cubicle with Triton electric shower, Pedestal wash hand basin, tiling to splash-backs. UPVC obscured double glazed window to the front, wall mounted heater, mirrored bathroom medicine cabinet, extractor fan and shaving point.

### Bedroom Two

UPVC double glazed window overlooking the rear garden, built in deep storage cupboard with hanging rail, 5 door wardrobe, additional built in storage cupboard.

### Bedroom Three

UPVC double glazed window to the front, wardrobe.

### Bathroom

Three piece white suite comprising panelled bath,

pedestal wash hand basin and low level W.C, tiling to splash back, obscure double glazed window to front.

### Landscaped rear garden

A well maintained rear garden bound by timber fencing, two paved patio seating areas, timber store shed, mature plants and shrub borders.

### Tandem garage

Up and over metal door, power and lighting, space and plumbing for washing machine and fridge freezer.

### Additional Information

#### Services

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

#### Council Tax

Redditch Borough Council - Band C

#### Viewing

Strictly by appointment only, through John Earle on 01564 794343

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS ([www.tds.gb](http://www.tds.gb))

A holding deposit, equivalent to 1 weeks rent will be required upon application.

John Earle is a Trading Style of John Earle & Son LLP  
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