



9 DEVONPORT CLOSE, REDDITCH, B97 6TQ
ASKING PRICE £280,000

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A WELL PRESENTED FOUR BEDROOM END TERRACE HOME ON THE POPULAR BROCKHILL ESTATE OF REDDITCH!!!

This well presented FOUR bedroom end-of-terrace home is set on the popular Brockhill estate of Redditch. This impressive property is offered with no onward chain, and offers; living room, impressive kitchen/diner, guest WC, three bedrooms and bathroom to the first floor, and a top floor main bedroom with sky light windows & eaves storage. Outside; there is a generous low maintenance garden to the rear and a driveway and garage at the side. Viewing is advised.

Approach

There is a driveway which leads down to the side of the property to the garage. At the front the main front entrance is via;

Main Entrance

Main Entrance door into entrance hall, with stairs off to the first floor, doors to guest WC and living room.

Guest WC

Fitted with a low level WC and wash basin.

Living Room

15'0" max x 14'9" max (11'10")
(4.58m max x 4.52m max (3.63m))
Partially incorporates the stairs wall. With feature wood panneling, doorway into;

Kitchen/Diner

14'7" max x 10'1" max (4.47m max x 3.08m max)
With integrated oven, hob and extractor, wall mounted boiler, double doors out to the rear garden.

First Floor Landing

With further stairs leading to the second floor, doors lead off to;

Bedroom Two

12'3" max x 8'1" (not incl' door recess) (3.75m max x 2.48m (not incl' door recess))
With double doors to a built-in wardrobe.

Bedroom Three

11'0" max x 8'5" max (3.36m max x 2.57m max)
With a door to a built-in wardrobe.

Bathroom

6'1" max x 5'6" max (1.87m max x 1.68m max)
Fitted with a low level wc, pedestal wash basin and bath.

First Floor Landing

With door directly into;

Bedroom One

12'9" max x 14'9" max (3.90m max x 4.52m max)
This room not only varies in lenght and width, but also incorporates restricted head height in-parts.
With two skylight windows, and two sections of eaves storage.

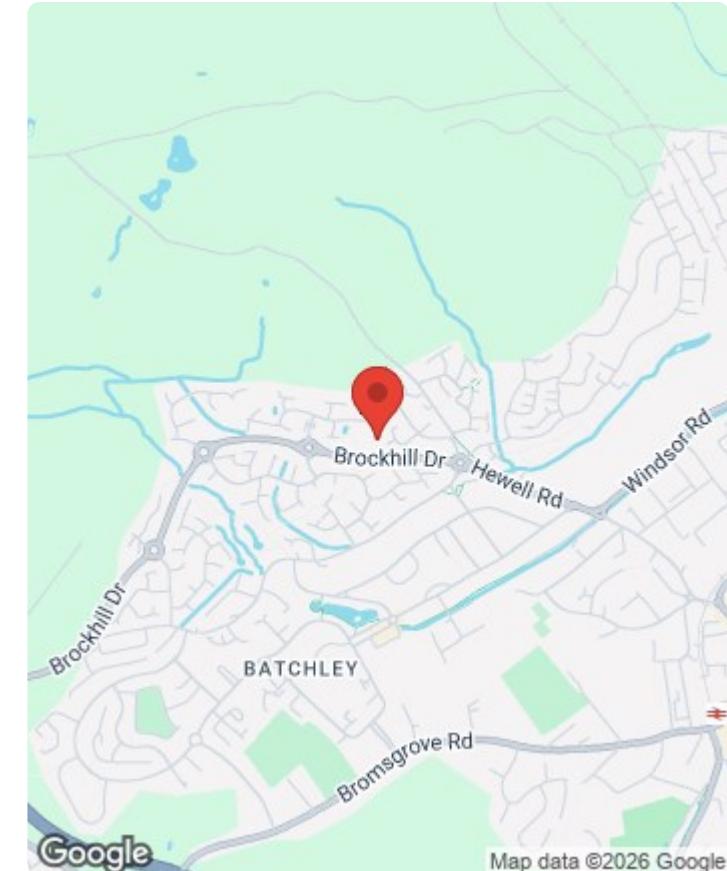
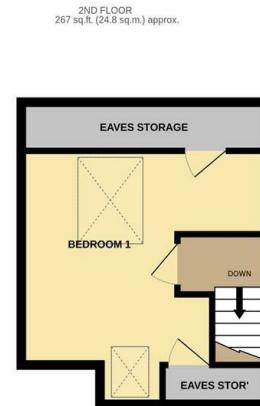
Outside

Rear Garden- a low maintenance garden at the rear offering mainly paved and 'Faux' grass area, with side personal door to the garage & side gate access also.

Garage

16'7" max x 8'3" max (5.07m max x 2.54m max)
With up and over door, personal door via the rear garden.





TOTAL FLOOR AREA : 1191 sq.ft. (110.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	
(69-80) C	74	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	83	
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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