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estate agents



43 SHOTTERY CLOSE, REDDITCH, B98 0GE
OFFERS OVER £120,000



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ON OFFER WITH NO ONWARD CHAIN!!!! Set within a gated development in the popular area of Ipsley, is this first floor apartment that is set in a quiet corner location that must be viewed to appreciate its position and presentation!

In brief the property offers: communal entrance with stairs to first floor. Via the front door: spacious entrance hallway, open plan Lounge/Kitchen with Juliette balcony and a double bedroom with built in wardrobe and bathroom off. The property has one allocated parking space at the rear.

EPC - TBC
Council Tax Band - A
Tenure - Leasehold 106 Years remaining
Ground Rent £191.20 per annum
Service Charge £1820 per annum



Approach

Approached via gated entrance leading to the corner of the cul-de-sac where the property is situated and is accessed via a secure door intercom system



Hallway

With storage cupboard and access to the bedroom & living space



Open plan living space

14'5" max x 12'11" max (4.40 max x 3.94 max)
Open plan living area with Juliette balcony to the front and leading into the open aspect kitchen



Kitchen

9'10" max x 6'6" max (3.00 max x 2.00 max)
With an array of base and wall units and space for appliances



Bedroom

13'1" max x 9'10" max (4.00 max x 3.00 max)
With built in storage cupboard and door into the bathroom



Bathroom

6'10" max x 6'2" max (2.10 max x 1.90 max)
Accessed from the bedroom, with basin, WC and shower over bath

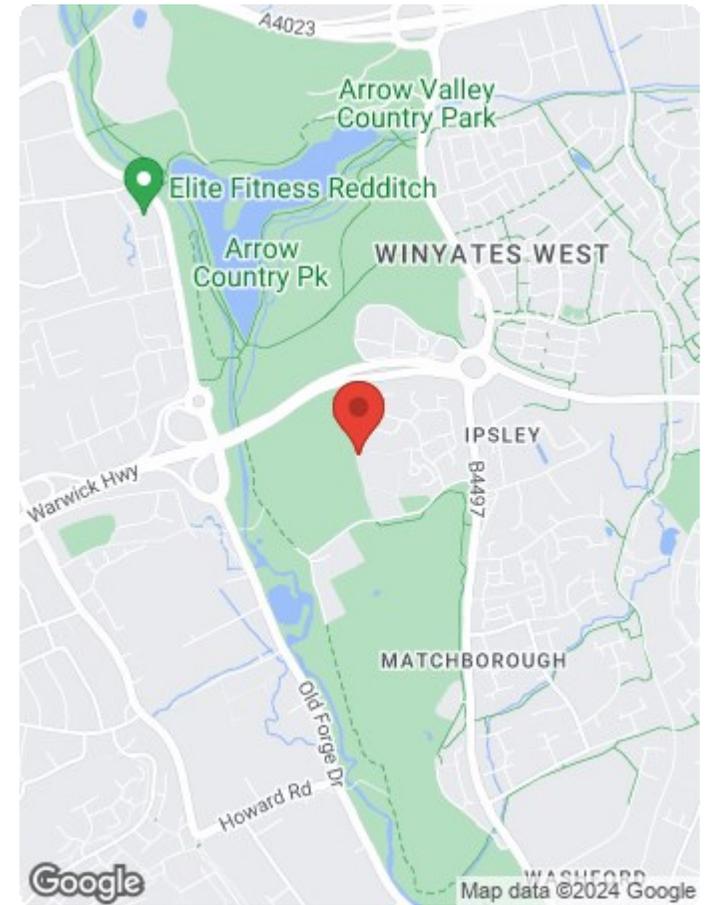


Parking

One allocated parking space







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com

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		



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