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44 GLOUCESTER CLOSE, REDDITCH, B97 6AH  
OFFERS OVER £150,000



## 44 GLOUCESTER CLOSE, REDDITCH, B97 6AH

A two bedroom Coach House is set in close proximity to the Redditch Town Centre, Bus & Train Station. This well presented property offers an open plan Lounge/Diner, with Kitchen off, two double bedrooms, one with en-suite Shower room, a main Bathroom. There is also a Garage with the property.

EPC - TBC

Council Tax - B

Tenure - Freehold (subject to solicitor confirmation)

### Approach

The property is approached via a pathway leading to the front door which leads to the first floor landing.

### Garage

The property comes with One Garage.

### Lounge/Diner

21'9" max x 11'2" max (6.65 max x 3.41 max )

An open plan Lounge Diner which leads into the Kitchen

### Kitchen

9'2" max x 7'6" max (2.80 max x 2.30 max )

Kitchen with an array of base and wall units.

### Bedroom One

19'0" max x 9'2" max (5.80 max x 2.80 max )

A good size double bedroom with access door to ensuite shower room

### Ensuite

6'10" max x 5'5" max (2.10 max x 1.67 max)

Ensuite shower room with shower enclosure, basin, wc & towel rad.

### Bedroom Two

14'5" max x 12'1" max (4.40 max x 3.70 max )

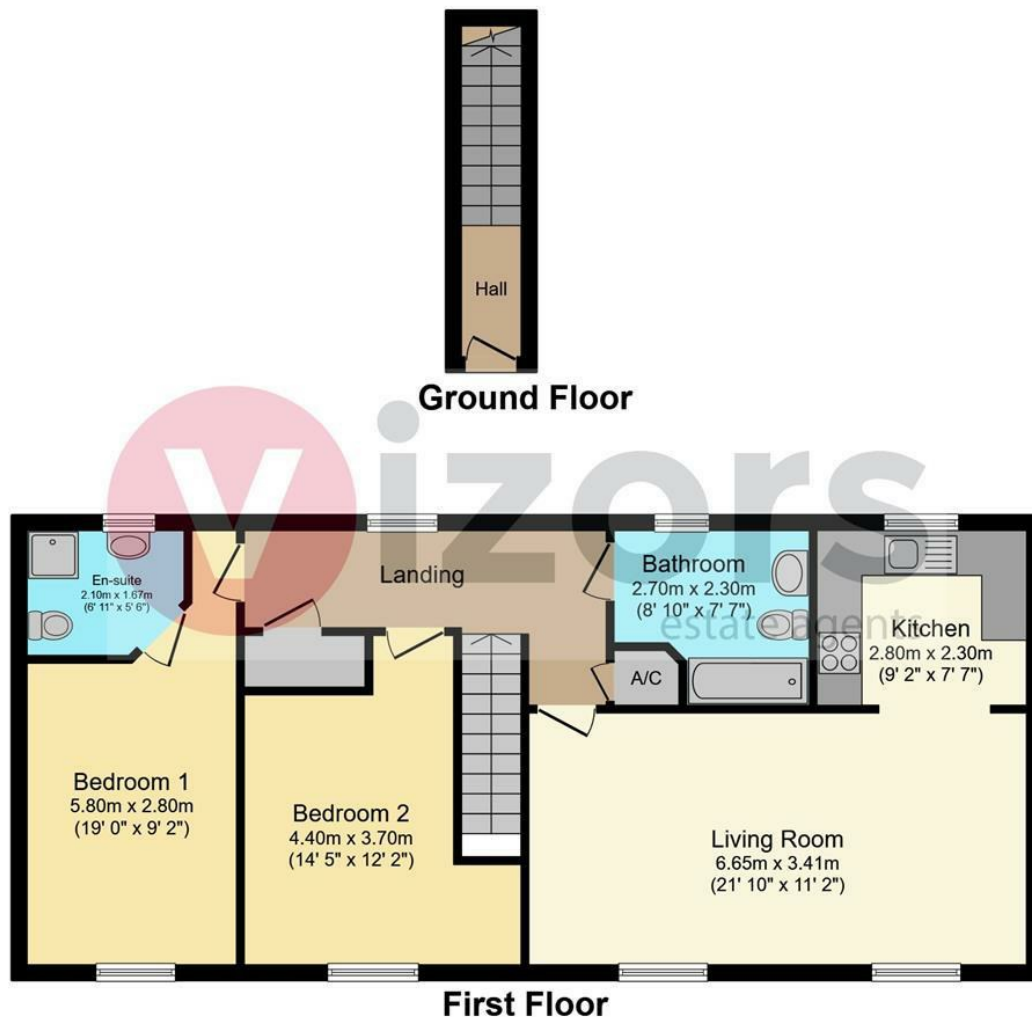
A large double bedroom

### Bathroom

8'10" max x 7'6" max (2.70 max x 2.30 max )

Family bathroom with Basin, WC & Bath





Total floor area 81.0 sq.m. (871 sq.ft.) approx

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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