



48 OLDBURY CLOSE, REDDITCH, B98 8RF
OFFERS OVER £230,000

A NEATLY PRESENTED THREE BEDROOM END TERRACED HOME IN POPULAR DISTRICT!!!

This well maintained three bedroom end terrace home is set in the ever-popular district of Church Hill North, Redditch. Positioned on the end/corner, the property benefits from its own tandem driveway at the rear. This impressive property offers; a generous living room/dining room, fitted kitchen, three bedrooms, bathroom, lovely garden to the rear, plus gardens to the front and side. Viewing is advised.

EPC - C.

Council Tax Band - B.

Tenure - Freehold (subject to solicitor confirmation)

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase.

Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified.

Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.



Approach

Behind the rear garden fence there is a tandem driveway for this property. At the front a pathway leads to the main front entrance via an enclosed entrance porch with inner door into;



Entrance Hall

With stairs off to the first floor, doors to the living room/diner and door into;

Kitchen

9'0" max x 7'9" max (2.76m max x 2.37m max)

With integrated oven, hob and extractor, wall mounted boiler.



Living Room/Diner

14'9" max x 14'7" max (4.52m max x 4.45m max)

With door to storage cupboard and door leading out to the rear garden.



Landing

Door to linen/storage cupboard, loft access and doors off to;

Bedroom One

12'9" max x 7'11" max (not incl' door recess) (3.89m max x 2.42m max (not incl' door recess))



Bedroom Two

11'3" max x 7'10" max (not incl' door recess) (3.43m max x 2.40m max (not incl' door recess))



Bedroom Three

6'5" max x 6'4" max (1.97m max x 1.95m max)



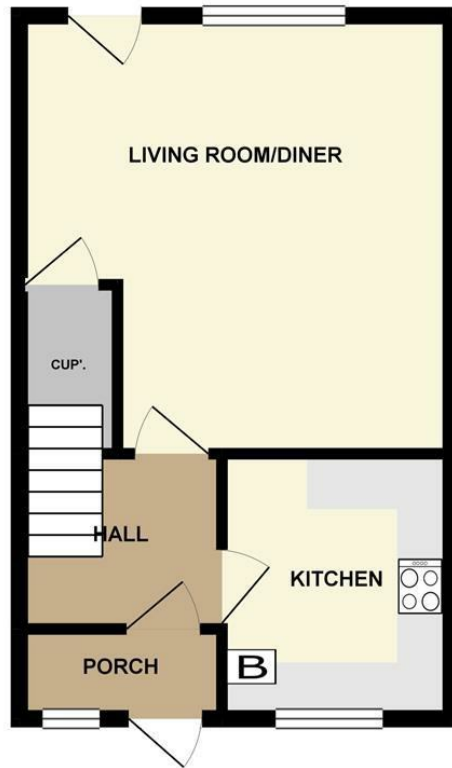
Bathroom

6'5" max x 6'2" max (1.97m max x 1.88m max)

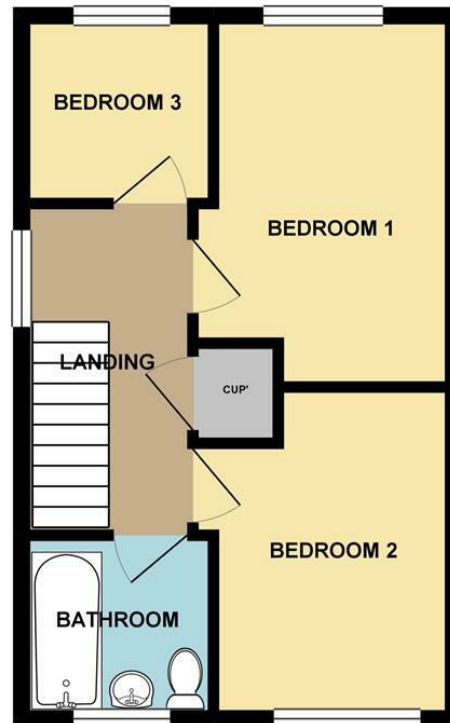




GROUND FLOOR 32.59 sq. m.
(350.83 sq. ft.)

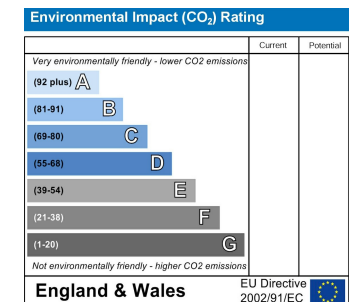
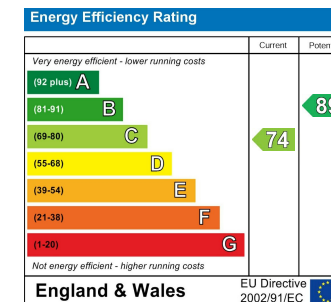
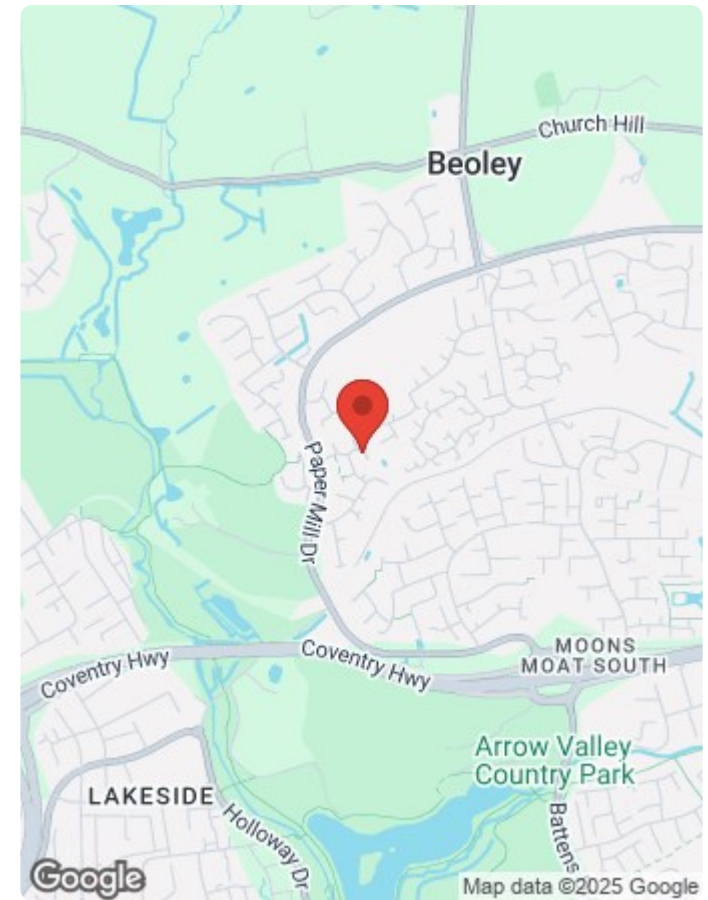


1ST FLOOR 32.59 sq. m.
(350.83 sq. ft.)



TOTAL FLOOR AREA : 65.19 sq. m. (701.66 sq. ft.) 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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