



56 NORTHLEACH CLOSE, REDDITCH, B98 8RB
OFFERS OVER £100,000

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A ONE BEDROOM TOP FLOOR FLAT SET IN THE POPULAR DISTRICT OF CHURCH HILL NORTH.

The agent feels this property could be an attractive buy-to-let proposition, or could equally suit a first time buyer, single professional or a couple starting out on the property ladder.

Offered with no onward chain, this second floor one bedroom flat is set in the ever-popular district of Church Hill North, Redditch. The property offers, living room, kitchen, bathroom, bedroom, one allocated parking space. Generally well maintained but would benefit from some modernising in parts.

**An estimated rental return of £650 p.c.m.

Communal Entrance Lobby

Communal entrance with security intercom system, stairs rising to the second floor

Hall

Door opens into reception hall with central heating radiator, loft access, door intercom system, two large storage cupboards, doors radiating off to:-

Living Room

16'7" x 9'3" (5.06 x 2.82)

With uPVC double glazed patio door with Juliet balcony, central heating radiator, opaque glazed door leading through to the kitchen

Fitted Kitchen

9'5" x 6'8" (2.87 x 2.03)

With uPVC double glazed window to front, central heating radiator, door to boiler cupboard gas central heating boiler.

Bedroom One

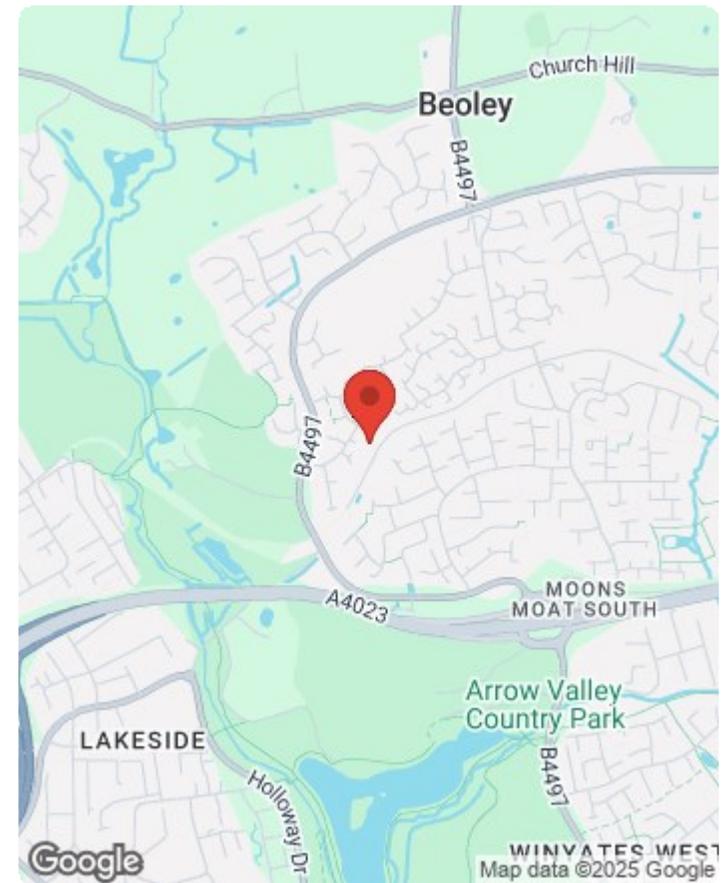
13'7" x 10'0" (4.13 x 3.06)

With uPVC double glazed window to rear, central heating radiator

Bathroom

Double glazed window to front, central heating radiator, white suite comprising of panelled bath, pedestal washbasin, low level WC, electric shower over bath, part tiling to walls





Energy Efficiency Rating		Current	Potential
Vary 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	76	77

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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