



## 6 BASCOTE CLOSE, REDDITCH, B97 5XF

**ASKING PRICE £240,000**

AN IMPRESIVE LINKED SEMI-DETACHED HOME WITH TANDEM LENGTH GARAGE (OVER 10M LONG!!)

Set in an enviable location, on the cusp of Webheath, Headless Cross & Walkwood, this great two bedroom linked semi-detached home has been generally well maintained, but would benefit from some modernising. On offer with no onward chain, the property offers, enclosed porch, hallway, living room, kitchen/diner, two bedrooms, generous rear garden and an incredible 10m+ long tandem garage plus driveway. Viewing is advised!!!

EPC - D.  
 Council Tax Band - C.  
 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

## Approach



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A driveway leads up to the garage, with pathway to the side and mainly lawned front garden lead up to the front entrance via;

### Enclosed Entrance Porch

With inner door into;

### Entrance Hall

Stairs off to the first floor, door into;

### Living room

14'2" max x 10'2" max (4.33m max x 3.10m max)



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Door then leads into;

## Kitchen/Diner

13'2" max x 9'11" max (4.02m max x 3.03m max )



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With door to understairs storage/pantry cupboard and door into Garage.

### Landing

Doors off to;

### Bedroom One

13'3" max into ward' x 11'9" max (4.04m max into ward' x 3.59m max)



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(Narrowing to 3.12m). This room incorporates part of the stair-well, with cupboard housing the boiler, some fitted wardrobes & fitted bedroom furniture.

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## Bedroom Two

11'4" max x 6'6" max (3.47m max x 2.00m max )



## Bathroom

6'5" max x 6'1" max (1.96m max x 1.87m max)



## Garage

35'1" max x 8'0" (10.7m max x 2.44m)

The agents points out that the garage varies in width and has supplied 2.44m measurement close to the front of the house end, with the end closer to rear garden opening up to circa 3.03m max. There are several pillars that jut out. Doors at the rear into the rear garden.

## Rear Garden

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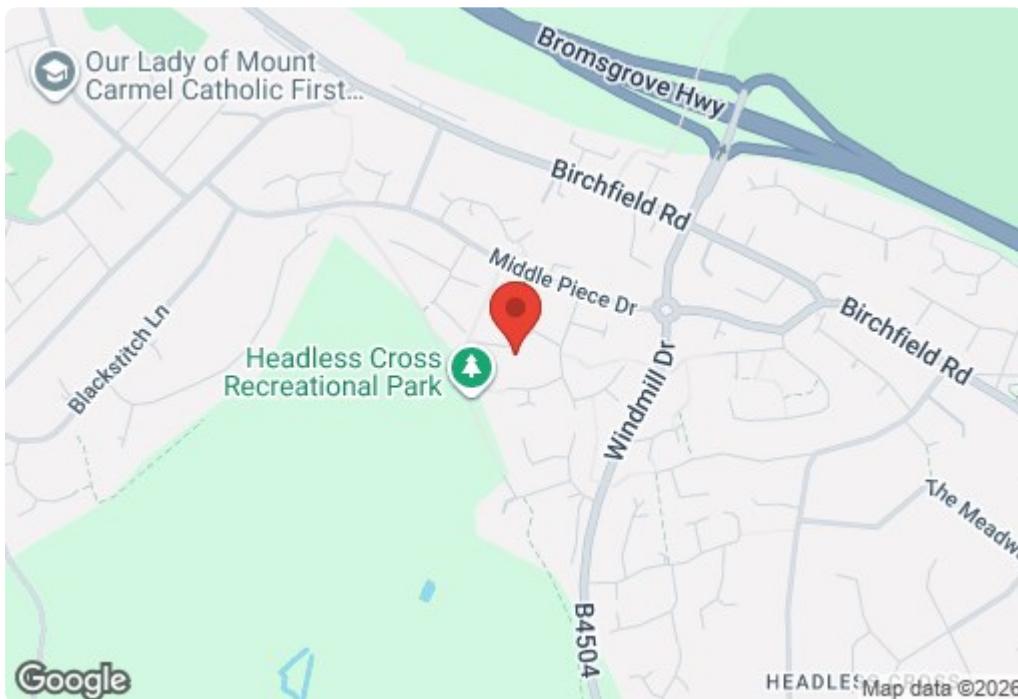


GROUND FLOOR  
625 sq.ft. (58.0 sq.m.) approx.

1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq ft (86.8 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<br>(92 plus) | A       | 85        |
| (81-91)  | B       | 68        |
| (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<br>(92 plus) | A       |           |
| (81-91)  | B       |           |
| (69-80)  | C       |           |
| (55-68)  | D       |           |
| (39-54)  | E       |           |
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Not environmentally friendly - higher CO<sub>2</sub> emissions  
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