



4 STONEHOUSE CLOSE, REDDITCH, B97 4LF
OFFERS OVER £190,000



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A TWO BEDROOM RETIREMENT BUNGALOW FOR THE OVER 60'S IN THE POPULAR DISTRICT OF HEADLESS CROSS, REDDITCH.

Set in the popular & convenient district of Headless Cross, this end terrace bungalow has been generally well maintained over recent years. The property is age restricted, with buyers needing to be over 60 years of age. The property is set just behind a residents parking bay, and offers; living room, fitted kitchen, main bedroom, additional bedroom (which could be used as a dining room or office), shower room. To the rear of the property is a communal garden space which is shared with the other residents within the road, having a pleasant initial paved seating area. This property offers someone independence within their own living space but allows for peace of mind that the 24/7 warden call system provides help and support where necessary. The property is offered with no onward chain.

Approach

On entering the close, on the left hand side is a residents off road parking bay, just behind this bay a pathway leads up to the property, with storage cupboard at the front and main front entrance via an enclosed entrance porch which leads into;

Hallway

With loft access, and doors lead off to;

Kitchen

13'7" max x 6'10" max (4.16m max x 2.10m max)

Living Room

16'1" max x 10'2" max (4.91m max x 3.11m max)

With sliding patio doors out to the patio and gardens. Door into inner lobby, leading onto the shower room, and further door to;

Bedroom One

10'5" max x 9'8" max (3.20m max x 2.97m max)

With fitted wardrobe with sliding mirrored fronts.

Inner Hall/lobby

Has doors to x2 built-in storage cupboards, further door into;

Shower Room

5'10" max x 5'10" max (1.80m max x 1.78m max)

Bedroom Two/Dining/Study

10'6" max x 7'8" max (3.21m max x 2.36m max)

Accessed via a door off the initial hallway.

Outside

There is an initial paved patio area with awning and outside power. Beyond is then the shared, maintained garden area, and shed for this property.



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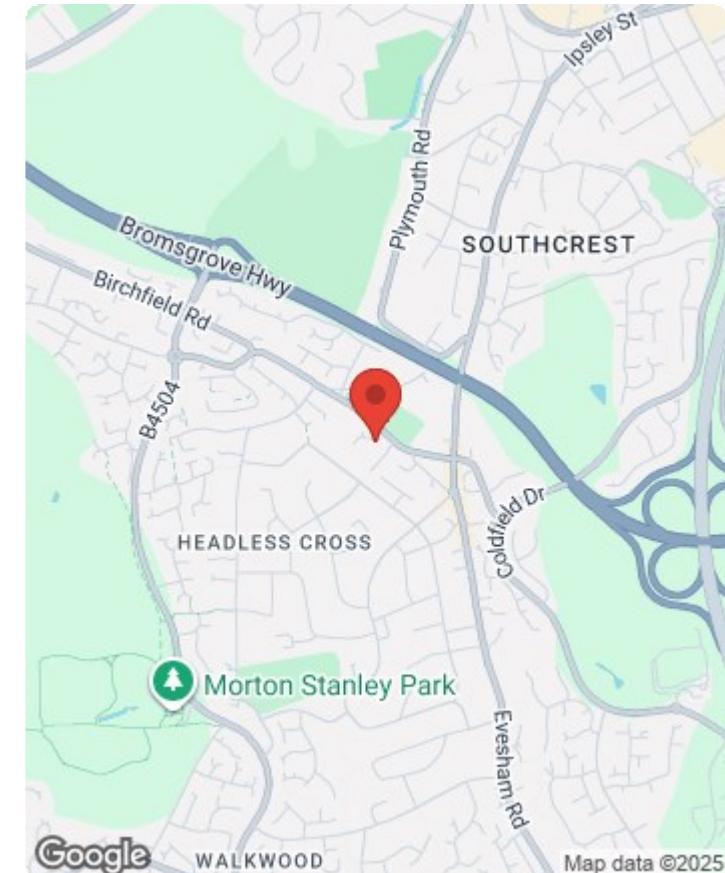
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GROUND FLOOR 51.65 sq. m.
(555.95 sq. ft.)



TOTAL FLOOR AREA: 51.65 sq. m. (555.95 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The floorplan 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		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		
England & Wales		



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