

Terrys Close, Redditch

Offers Around £240,000

- HALLWAY
- REFITTED KITCHEN DINER
- TWO FURTHER BEDROOMS
- REAR GARDEN
- DRIVEWAY
- LOUNGE
- MASTER BEDROOM WITH EN SUITE
- BATHROOM
- GARAGE
- NO UPWARD CHAIN

An ideal location for this three bedroom semi detached house in the district of Abbeydale in Redditch.

There are local convenience stores nearby and well regarded local primary and secondary schools are within the vicinity.

Buses run along neighbouring Easmore Road providing services into the town centre.

The Kingfisher Shopping Centre offers a comprehensive selection of shops all under one roof with restaurants and hostelrys offering a thriving retail community as well as a cinema and theatre .

Set back from the road via a lawned foregarden, the garage and driveway is to the front and a composite door opens into the

HALL

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and door into the

LOUNGE

13'3 12'2 max (4.04m 3.71m max)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, modern fireplace and door into the

REFITTED KITCHEN DINER

15'9 x 9'1 (4.80m x 2.77m)



Having a modern range of wall, drawer and base units with

work surface over with matching upstands incorporating composite sink and drainer with mixer tap, four ring gas hob with extractor over, double eye level oven, integrated fridge freezer, space for washing machine and dishwasher, two ceiling light points, central heating radiator, door to understairs storage cupboard and UPVC double glazed windows and double doors to the rear garden

LANDING

Having UPVC double glazed window to the side, ceiling light point, loft access and doors to three bedrooms and bathroom

MASTER BEDROOM

12'0 x 11'3 max (3.66m x 3.43m max)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, built in wardrobes and open access into

ENSUITE



Having shower enclosure and wash hand basin

BEDROOM 2
9'7 x 8'1 (2.92m x 2.46m)



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BEDROOM 3
8'0 x 6'3 (2.44m x 1.91m)

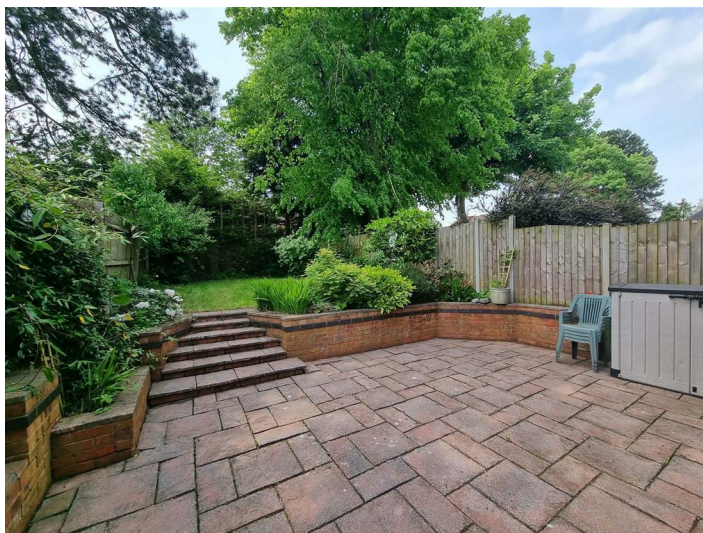
Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BATHROOM



Having bath with shower fitting over, low level WC, wash hand basin, ceramic wall tiles, ceiling light point and heated towel rail

REAR GARDEN



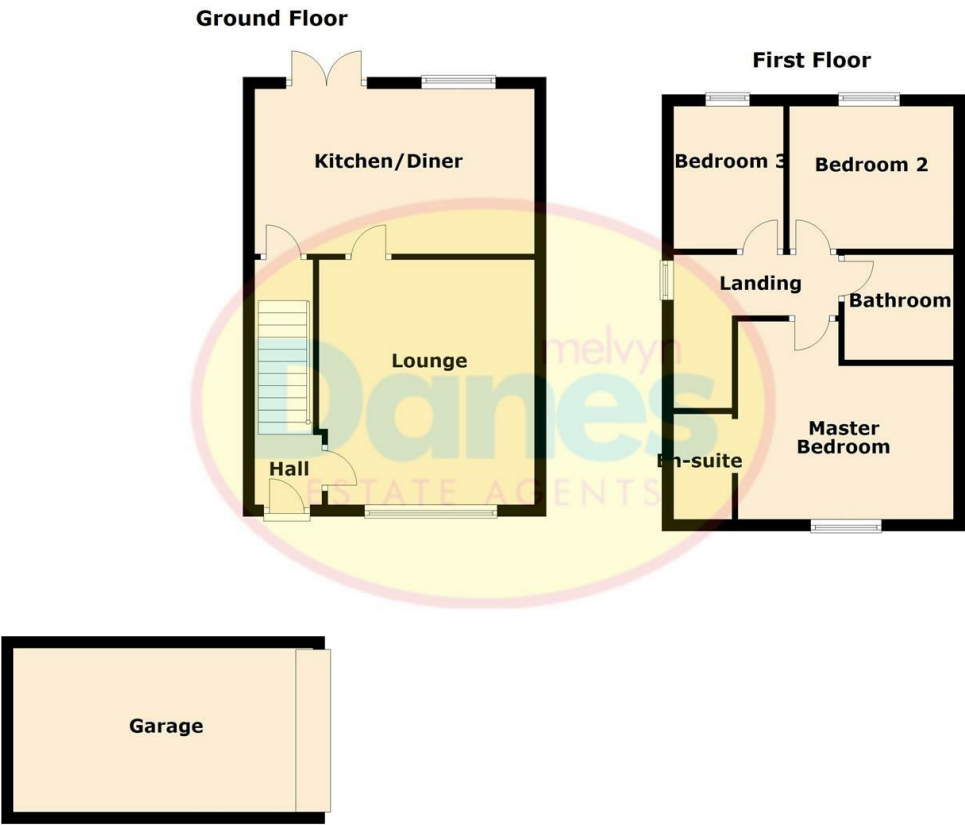
Having paved patio area leading to lawn with coniferous screening, fencing to boundaries and gated side access

GARAGE
16'8 x 9'2 (5.08m x 2.79m)

Having light and power and electric roller shutter door to the driveway

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



COUNCIL TAX BAND - C

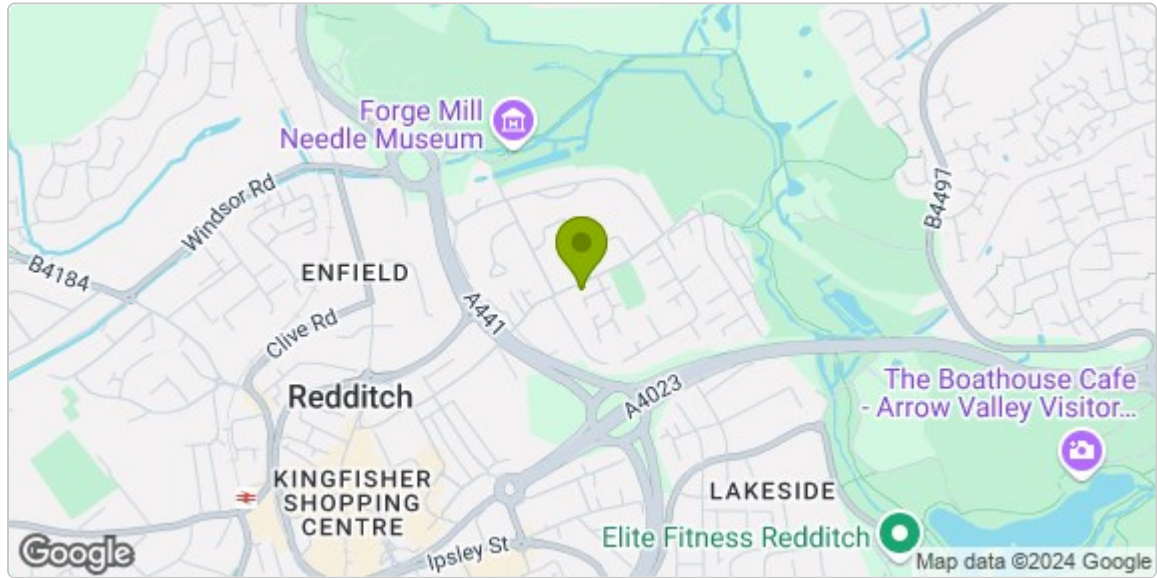
TENURE We are advised that the property is Freehold but as yet we have not been able to verify this.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

PROPERTY TO SELL? If in order to purchase this property should you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.



Full Postal Address:
67 Terrys Close Redditch
Redditch B98 8EU

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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	