



Sutton Close, Redditch
Offers in Excess of £160,000

Features:

- 3 bedroom semi-detached house
- Lounge & dining area
- Fitted Kitchen
- 2 double bedrooms
- Garage & communal parking
- Gas C.H. & double glazing
- EPC to follow
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Description:

A three bedroom semi detached house, occupying a convenient location for a major supermarket, local shops and schools, as well as close to Arrow Valley Lake and Park. Good road networks bring you into Redditch town centre and beyond, to motorway junctions for the M40/42.

The layout briefly comprises: Porch, hall space, lounge with feature fire place leading to the dining area overlooking the garden. The kitchen has matching units and cupboards, inset sink, integrated oven and gas hob, with space and plumbing for a washing machine, tumble dryer and a fridge freezer. Upstairs presents double bedroom 1 with built-in wardrobe and storage, double bedroom 2 also with built-in wardrobe, single bedroom 3, and the bathroom with electric shower over the bath. Outside to the rear is the enclosed garden accessed from the patio door, with mature planting, patio, and lawn. The garage can be accessed from the garden, having up and over door to front and driveway for a car.

The property further benefits from gas fired central heating from the combi-boiler, and double glazing.



Details:

Porch

Hall

8' 0" x 7' 4" (2.44m x 2.23m)

Lounge

16' 10" x 13' 3" (5.13m x 4.04m)

Dining Area

12' 1" x 5' 6" (3.68m x 1.68m)

Kitchen

14' 1" x 7' 10" (4.29m x 2.39m)

Stairs rise to first floor

Bedroom 1

13' 0" max x 10' 2" (3.96m x 3.10m)

Bedroom 2

13' 0" max x 8' 2" (3.96m x 2.49m)

Bedroom 3

8' 11" x 6' 6" (2.72m x 1.98m)

Bathroom

7' 3" x 6' 5" (2.21m x 1.95m)

Garage

17' 3" x 8' 2" (5.25m x 2.49m)

EPC Rating: TBC

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406956.



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406956, or visit their website for more information: www.morgants.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

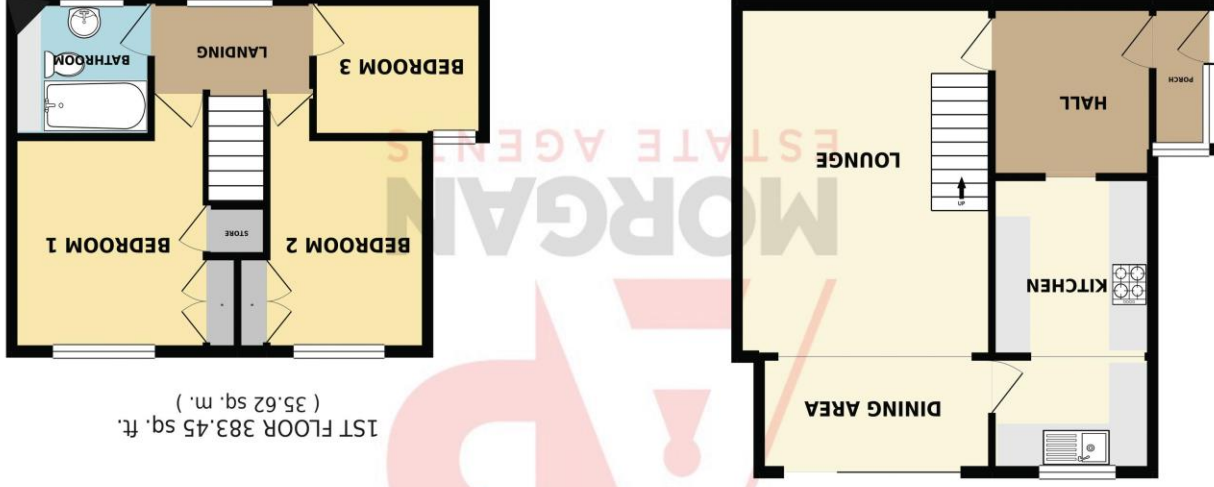
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

GROUND FLOOR 637.92 sq. ft.
(59.26 sq. m.)



1ST FLOOR 383.45 sq. ft.
(35.62 sq. m.)



TOTAL FLOOR AREA : 1021.38 sq. ft. (94.89 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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