



Dixon Close | Enfield | Redditch | Worcestershire

£220,000

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Four-Bedroom Town House – Integral Garage & Private Driveway

This Particularly Well-Presented Four-Bedroom Town House with Integral Garage enjoys a convenient location set within a popular modern residential development built by Persimmon Homes in 2010. The property provides excellent access to the town centre facilities, railway station, supermarket, leisure centre and national highway networks.

The layout briefly comprises: Entrance Hallway, Cloakroom/Guest WC, Fitted Kitchen/Diner (with Built-in Double Oven, Hob and Extractor Hood) and an Integral Garage to the Ground Floor; Spacious Lounge and Master Bedroom (with En-suite, Fitted Wardrobes and a Balcony) to the First Floor; Second Double Bedroom (with Built-in Wardrobes), Further Two Good-sized Bedrooms and a Family Bathroom to the Second Floor.

The property also benefits from Private Driveway Parking, Pleasant Rear Garden, Double Glazing and Gas-fired Central Heating System.



Details

Entrance Hallway

Integral Garage

17' 2" x 9' 1" (5.23m x 2.77m)

Cloakroom/Guest WC

9' 2" x 3' 2" (2.79m x 0.96m)

Kitchen/Diner

16' 3" x 10' 9" (4.95m x 3.27m)

Stairs To First Floor Landing

(with under stairs storage cupboard)

Lounge

16' 3" x 10' 9" (4.95m x 3.27m)

Master Bedroom

12' 7" (excluding wardrobe) x 8' 10" (max) (3.83m x 2.69m)

En-suite

5' 11" x 5' 5" (1.80m x 1.65m)

Stairs To Second Floor Landing

(with under stairs storage cupboard)

Bedroom Two

14' 1" (min. excluding wardrobes) x 10' 10" (max) (4.29m x 3.30m)

Bedroom Three

11' 0" x 6' 7" (3.35m x 2.01m)

Bedroom Four (L-shaped)

9' 3" x 8' 10" (2.82m x 2.69m) (both max)

Family Bathroom

7' 6" x 6' 1" (2.28m x 1.85m)



Please Note: These plans are for information only and not to scale.

Tenure: We have been advised by our vendor that the property is **Freehold** (tbc by solicitors).

Council Tax Band: **D** (tbc by solicitors).



GROUND FLOOR
APPROX. FLOOR
AREA 488 SQ.FT.
(45.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(41.0 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 445 SQ.FT.
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1374 SQ.FT. (127.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements



Office Opening Times: Monday – Friday (9am – 5:30pm) | Saturday (9am – 4pm) | Sunday & Bank Holidays (Closed)

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