



**Elrington Close, Redditch**  
Offers in Excess of £180,000



**Features:**

- A 2-bedroom Coach House
- Lounge/diner
- Kitchen
- Bathroom & En-suite
- 2 double bedrooms
- Gas C.H. & double glazing
- Garage & off-road parking
- EPC Rating C

**Description:**

A well-appointed 2-bedroom coach house, ideally located for Redditch town centre and its amenities, train and bus stations, as well as commuter routes across the area to the M5 and M42.

The property briefly comprises: Hall, stairs rise to first floor to the good-sized lounge diner which then leads to the kitchen which has matching cupboards and units, an inset sink, integrated oven and gas hob, washing machine, dishwasher, and space for refrigeration.

The master bedroom is a double and has an adjoining en-suite shower room. Bedroom 2 is also a double, across the landing from the modern bathroom.

Outside to the front the property has access to a garage and tandem parking in front. The property further benefits from gas central heating and double glazing throughout.



**Details:**

**Hall**

**Lounge/Diner**

20' 5" x 14' 3" max (6.22m x 4.34m)

**Kitchen**

14' 3" x 8' 2" (4.34m x 2.49m)

**Master Bedroom**

14' 0" max x 10' 6" (4.26m x 3.20m)

**En-suite**

8' 7" x 6' 7" (2.61m x 2.01m)

**Bedroom 2**

13' 4" x 8' 8" (4.06m x 2.64m)

**Bathroom**

7' 4" x 6' 7" (2.23m x 2.01m)

**Garage**



**EPC Rating:** C

**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](http://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.

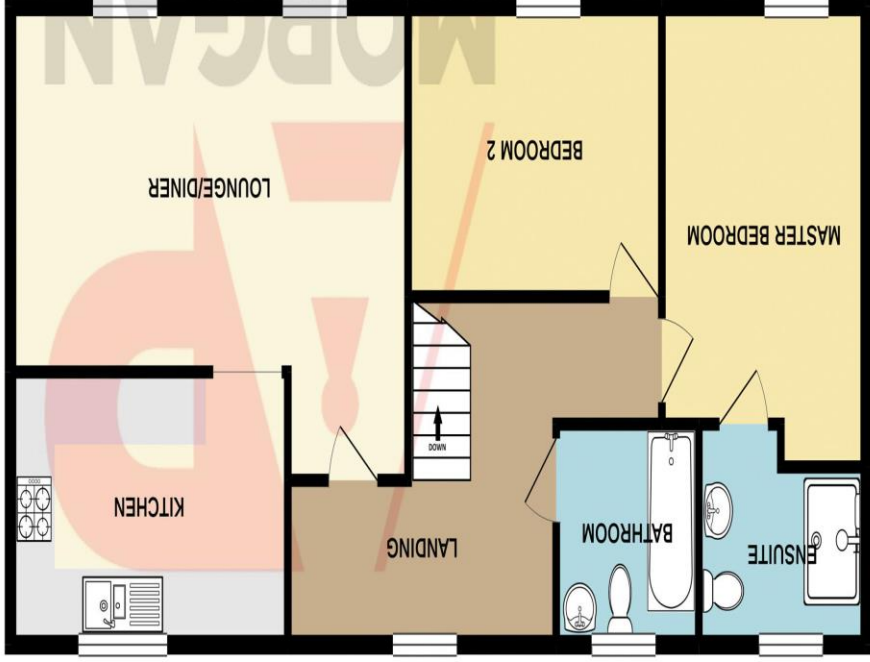
### Need a solicitor?

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.

### Need a removal company and storage?

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](http://cuberemovals.co.uk), to arrange a survey.

FIRST FLOOR 836 sq. ft. (77.7 sq. m.)



GARAGE 145 sq. ft. (13.5 sq. m.)



TOTAL FLOOR AREA: 981 sq. ft. (91.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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. Made with [hertopk.com](http://hertopk.com) ©2019

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