



Berrington Close, Redditch

Offers in Excess of £260,000

Features:

- Well appointed link detached house
- Three bedrooms
- Lounge, dining room & conservatory
- Fitted kitchen, plus generous utility room
- Ground floor w.c. Modern bathroom
- Garage/store, plus 2 car parking
- Ease of maintenance gardens
- Epc rating D

Description:

A most well appointed, three bedroom link detached house. Occupying a sought after area in leafy Ipsley, within reach of a major supermarket, local schooling, Arrow Valley Park and Lake with cafe, a pub/restaurant, 'The Old Rectory' and Church, as well as excellent road transport links towards Redditch and the M42 motorway. The property is set back in an elevated position, with private driveway to front aside the landscaped front garden. The layout comprises: Delightful entrance hallway, with feature painted half timber panelling to walls and oak effect floor running through into the pleasant lounge, having feature fireplace and picture window to front. Separate dining room with connecting patio doors leading out to a rear conservatory. Fitted kitchen, with breakfast hatch, gas hob and oven, inset sink and under stairs pantry. The utility has not long been finished, offering excellent space, access to the ground floor w.c. and door to the rear of the garage/store, (not suitable for a car, but makes a useful bike housing). The first floor accommodation is just as well presented and contains two main bedrooms with fitted wardrobes and a spacious bedroom three. The modern family bathroom is larger than average and features a shower over the bath. Outside to the rear, an initial patio sits next to the conservatory, with steps leading onto a terrace laid mainly with loose stones. Further benefits include: Double glazing. Replaced central heating combination boiler in 2016, supplying warm air circulation, which benefits from no radiators to walls and providing cool air in Summer. Updated fuse board and smart meter. House security alarm. ESSENTIAL EARLY VIEWING ADVISED.



Details:

Entrance Hallway

Lounge

14' 8" x 11' 8" (4.47m x 3.55m)

Dining Room

9' 9" x 8' 8" (2.97m x 2.64m)

Conservatory

11' 0" x 8' 0" (3.35m x 2.44m)

Kitchen

9' 11" x 8' 10" both max (3.02m x 2.69m)

Utility Room

12' 7" x 7' 10" inc w.c (3.83m x 2.39m)

Garage/Storage

10' 1" x 8' 3" (3.07m x 2.51m)

Stairs rise to first floor landing

Bedroom 1

13' 0" to wardrobe x 8' 7" min width across window (3.96m x 2.61m)

Bedroom 2

10' 9" x 9' 8" min w across window (3.27m x 2.94m)

Bedroom 3

8' 10" x 8' 9" (2.69m x 2.66m)

EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on [01527 406956](tel:01527406956).



How can we help you?

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GROUND FLOOR 718.82 sq. ft.
(66.78 sq. m.)



1ST FLOOR 441.34 sq. ft.
(41.00 sq. m.)



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 Metropix E2019

TOTAL FLOOR AREA : 1160.16 sq. ft. (107.78 sq. m.) approx.

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