



Rosedale Close, Redditch
Offers in Excess of £215,000

Features:

- Three bedroom semi detached house
- Lounge. Kitchen/diner
- Conservatory. Play room/store facility
- Ground floor w.c.
- Ensuite to master plus main bathroom
- Detached timber office/business to garden
- Off road parking for 2/3 cars
- Epc rating C

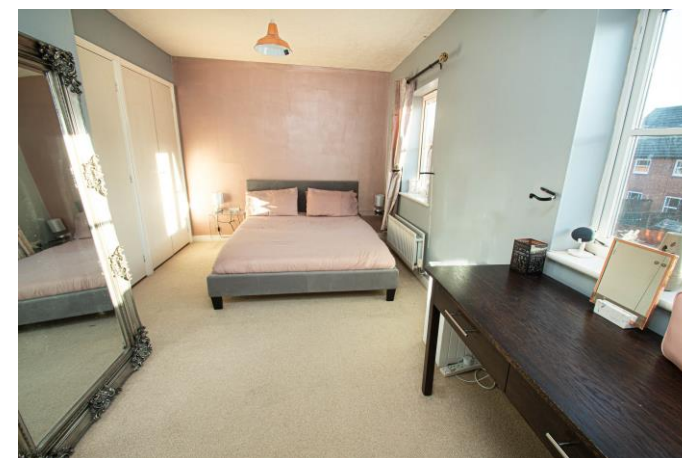
Description:

A deceptively spacious semi detached property. Occupying a popular location in Brockhill, close to local shops, community facilities, park and play area, with great road transport links, both into the town and out to surrounding areas. A short drive brings you within reach of a retail park, and major supermarket, as well as the bus and railway stations.

The layout is as follows: Entrance hall. Ground floor w.c. Lounge, having gas coal effect fire to feature fireplace, stairs to first floor and door leading into the kitchen/diner. This is open to the conservatory, making the space usage quite flexible for a family and offers grey kitchen units, with black inset sink to white surfaces, double oven and plumbing for appliances, ample space for either a breakfast set or sofa, as well as the conservatory area. To the rear of the kitchen, a door opens to reveal a play room facility, which then leads on to storage space at the front of the original garage.

The first floor is given over to a main modern bathroom with shower fitting over the taps, grey flooring, modern radiator, sink and w.c. The master bedroom has two front windows and fitted wardrobes and has access to an en-suite shower room. Bedroom two is a double room with a fitted wardrobe and bedroom three is a single room, currently used as a study with storage shelving to alcove.

Outside to front the driveway could take 2/3 cars depending on size, a side gate leads round to the rear garden which is laid initially with wooden decking and central path with artificial turfing each side, which leads towards a sheltered seating space and the detached office facility. This benefits from, power, lighting and water connections. Other benefits to the property are, double glazing and gas central heating to radiators.



Details:

Entrance Hall

Guest w.c.

Lounge

14' 10" x 13' 1" max w inc stairs (4.52m x 3.98m)

Kitchen/diner

21' 7" x 8' 0" both max (6.57m x 2.44m)

Open to a conservatory

9' 7" x 7' 7" (2.92m x 2.31m)

Play room facility and storage area

17' 0" total length x 8' 0" (5.18m x 2.44m) Part false wall between

Stairs rise from lounge to first floor landing

Master Bedrooms

14' 10" x 9' 3" max to wardrobes (4.52m x 2.82m)

Ensuite Shower Room

Bedroom 2

11' 7" x 8' 3" inc wardrobe (3.53m x 2.51m)

Bedroom 3

9' 1" x 6' 6" (2.77m x 1.98m)

EPC Rating: C

Council Tax Band: C (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.

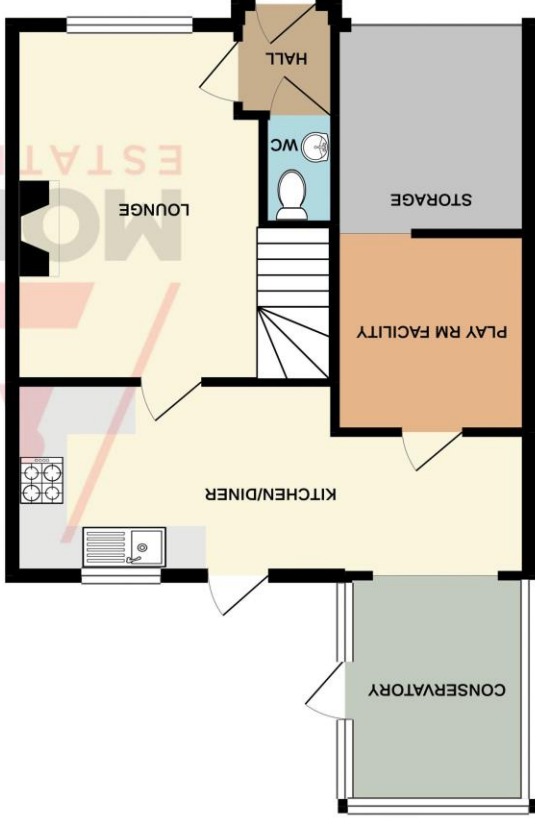
Need a solicitor?

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.

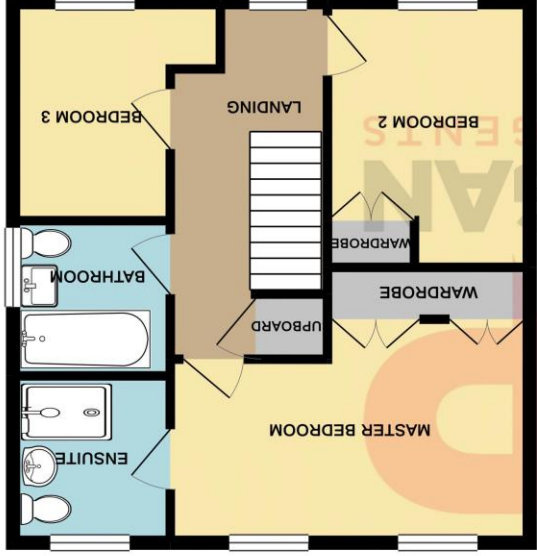
Need a removal company and storage?

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, cubereovals.co.uk, to arrange a survey.

GROUND FLOOR
564 sq. ft. (52.4 sq. m.) approx.



1ST FLOOR
479 sq. ft. (44.5 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.
Made with Mirotopix ©2019

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.