



**Sheepcroft Close, Redditch**  
Offers in Excess of £190,000



**Features:**

- Semi detached house
- Two bedrooms
- Lounge
- Kitchen
- Bathroom
- Gardens
- Parking
- Epc rating D

**Description:**

A rather deceiving, two bedroom, altered semi detached house, placed on a pleasant corner plot in Webheath. The layout is as follows: Entrance hall to side. Main lounge, having electric flame effect fire to surround and French doors leading out to the garden. Front study/play room, with deep shelf to window at front.

The original garage has been altered to accommodate a kitchen/diner, fitted with ample wall and base units, inset sink, electric hob with oven beneath, integrated fridge and washing machine, door to the garden, as well as door leading into a further hall reaching the ground floor w.c.

The first floor is given over to a wet room to side, two bedrooms, both with wardrobes and the main bedroom featuring a fitted dressing table. Outside the front is laid mainly with block paving to accommodate two cars and some planting to side. The rear garden is of particular note, being laid initially with raised decking edged with balustrade with sloped ramp leading onto the lawn. Care has been taken to make this house disability friendly, as access from the front driveway can be gained to the rear of the property along a neatly laid out slope towards the decking, this has been laid level with the lounge and kitchen door. A timber shed is also included.

Other items of note: Gas central heating to radiators, double glazing, there are two boarded lofts, the main one has drop down ladder access. Carpets and curtains are also included in the sale.





**Details:**

**Entrance Hallway**

**Study/playroom**

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

**Lounge**

17' 1" x 11' 6" (5.20m x 3.50m)

**Kitchen/Diner**

13' 3" x 12' 9" (4.04m x 3.88m)

**Second Hallway**

**Ground floor w.c.**

**Stairs rise to first floor landing**

**Bedroom 1**

12' 2" x 9' 6" to wardrobe (3.71m x 2.89m)

**Bedroom 2**

9' 6" to wardrobe x 7' 8" max d (2.89m x 2.34m)

**Wet Room**

**EPC Rating: D**

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

**Tenure:** (tbc by solicitors).

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



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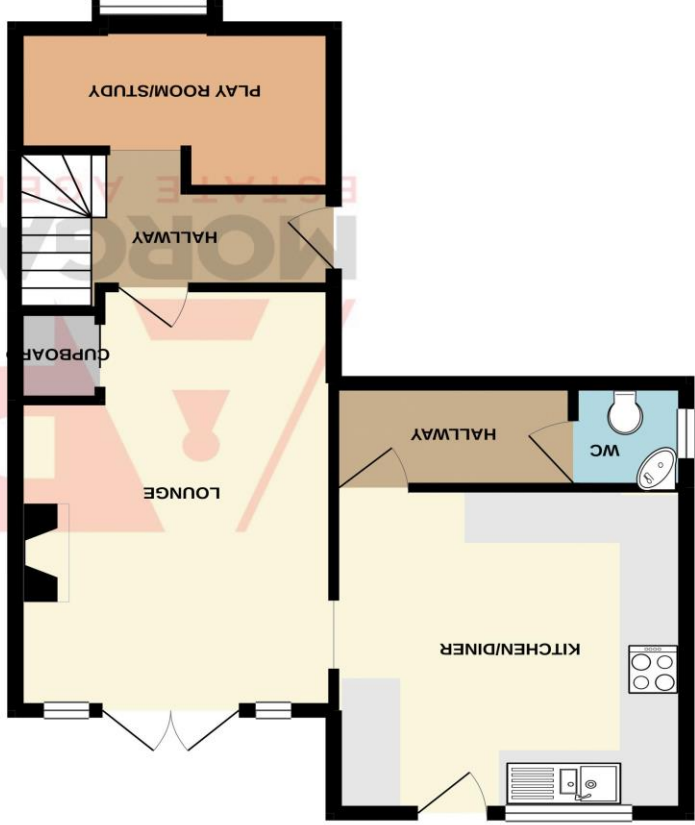
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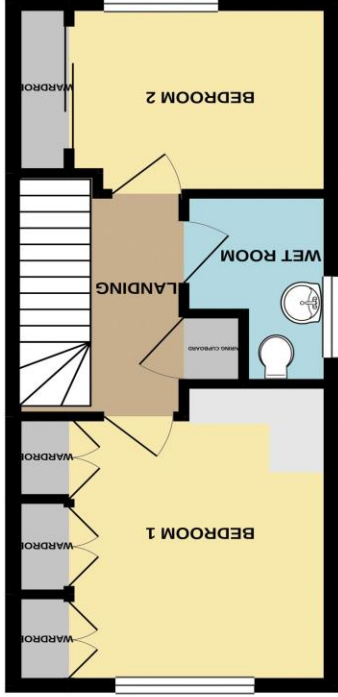
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GROUND FLOOR  
541 sq. ft. (50.3 sq. m.) approx.



1ST FLOOR  
316 sq. ft. (29.4 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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