



Little Acre, Redditch
Offers in Excess of £270,000

Features:

- Detached bungalow on a generous plot
- Two double bedrooms
- Dual aspect living room
- Breakfast kitchen
- Bathroom
- Garage and multiple parking
- Private drive access
- EPC to be supplied. No onward chain.

Description:

Offered with no onward chain, this detached two double bedroom bungalow, sits on a generous plot approached by a private driveway. The layout briefly comprises: Entrance hall. Living room being dual aspect. Breakfast Kitchen, fitted out with wall and base units, work surfaces, inset sink, slot in oven and space for a breakfast set, a door then leads out to a lobby gaining access to a storage cupboard and access to the side into the garden. Bedroom one of good proportion overlooks the front. Bedroom two, also a double room, and dual aspect. The bathroom has a coloured suite and wall tiling. Outside: The gardens sweep around all sides of the property, to the rear is a timber shed and a separate garage, both with electrical connections for light and power. The main lawn is to the side and is bordered by low hedging, pleasant views of woodland are evident from this angle. Other benefits include: Gas central heating to radiators, cavity wall insulation, double glazing to the house, (not the garage). Off road parking for multiple vehicles and the drive is gated to front. The area is most well established, popular for the mix of buildings, both cottages, traditional properties and more modern homes. Buses run along the top of the cul-de-sac towards Redditch town centre and local shops include a newsagents and takeaway, as well as further amenities in Crabbs Cross, to include a convenience store, chemist, post office and medical centre.



Details:

Entrance Hallway

Living Room

14' 1" x 11' 3" (4.29m x 3.43m)

Breakfast Kitchen

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

Bedroom 1

11' 7" x 11' 3" (3.53m x 3.43m)

Bedroom 2

9' 4" x 8' 11" (2.84m x 2.72m)

Bathroom

Separate Garage

18' 3" x 8' 10" (5.56m x 2.69m)



EPC Rating:

Council Tax Band: D (tbc by solicitors).

Tenure: (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.

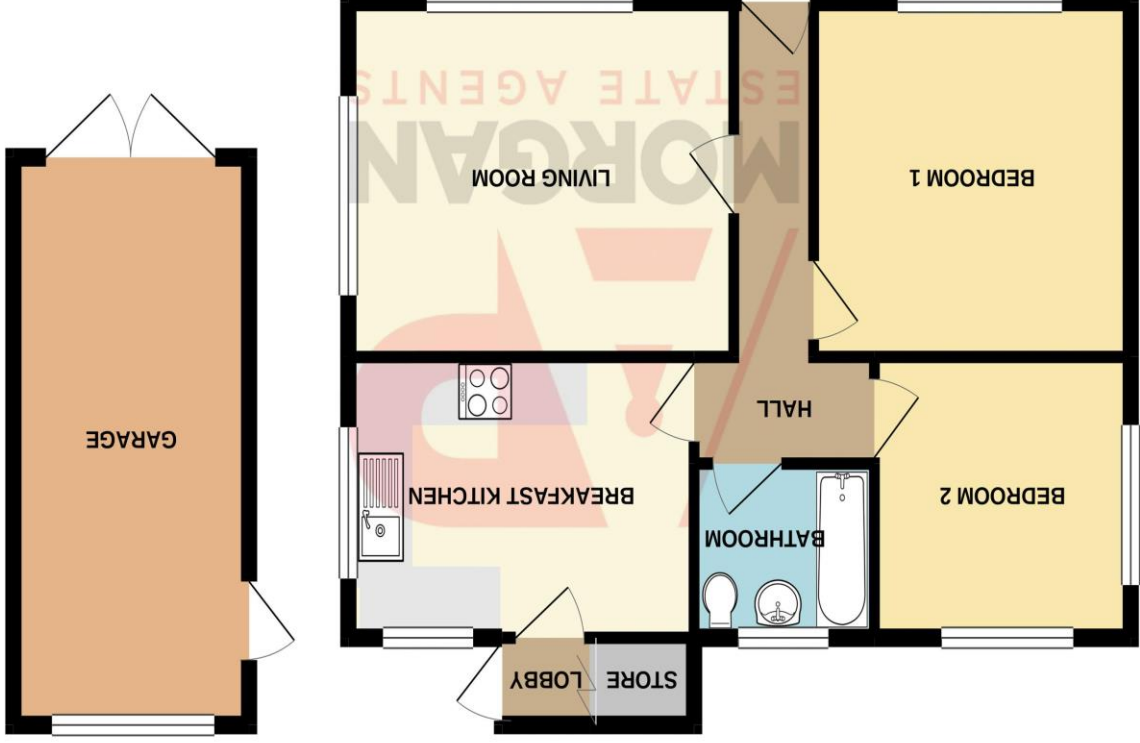
Need a solicitor?

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

GROUND FLOOR 750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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 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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