



**Hedgerow Close, Redditch**  
Offers in Excess of £250,000



**Features:**

- A 4-bedroom modern town house
- Deceptively spacious accommodation
- Open plan kitchen/diner/sitting area
- Separate living /playroom
- Three double bedrooms
- Family bathroom, 2 en-suites and guest W.C.
- Detached garage & private parking
- EPC - C

**Description:**

A well-presented and spacious 4-bedroom extended town house.

The layout briefly comprises: Hallway, guest W.C., living/play room, spacious kitchen/diner with fitted units and cupboards, inset sink and drainer, integrated gas hob and double oven, with plumbing and space for a washing machine and dish washer. This leads to the sitting area having roof lights and large double doors to the rear enclosed garden.

The first floor presents a living room, and master bedroom with an impressive en-suite shower room.

Rising to the second floor is bedroom 2 also with en-suite shower room, a 3rd double bedroom, single bedroom 4, currently used as a study, and a family bathroom.

To the front is a parking space and opposite is a detached garage with parking in front. There is a pleasant Rear Garden with artificial lawn and garden shed,

The property further benefits from double glazing and central heating and is set in a sought after modern residential development within a popular area of Greenlands which is ideal for the town centre, local schools, and commuter routes across the region.





## Details:

Hall with Guest W.C.

### Living/Play Room

12' 1" x 8' 9" (3.68m x 2.66m)

### Kitchen/Diner

16' 0" x 13' 1" (4.87m x 3.98m)

### Sitting Area

12' 0" x 9' 3" (3.65m x 2.82m)

### Master Bedroom with En-suite

12' 7" x 8' 9" (3.83m x 2.66m)

### Living Room

16' 0" max x 12' 7" max (4.87m x 3.83m)

### Bedroom 2 with en-suite

11' 0" x 8' 9" (3.35m x 2.66m)

### Bedroom 3

9' 11" x 8' 9" (3.02m x 2.66m)

### Bedroom 4

9' 0" x 7' 0" (2.74m x 2.13m)

### Bathroom

7' 0" x 6' 4" (2.13m x 1.93m)

Detached Garage

EPC Rating: C

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.



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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?

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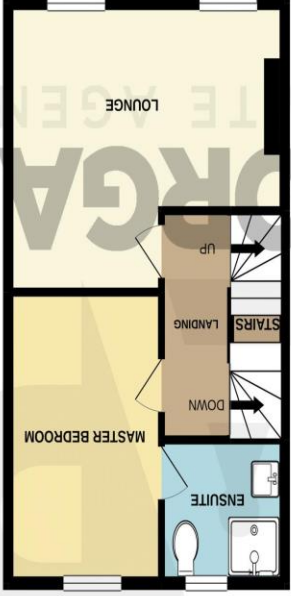
Need a removal company and storage?

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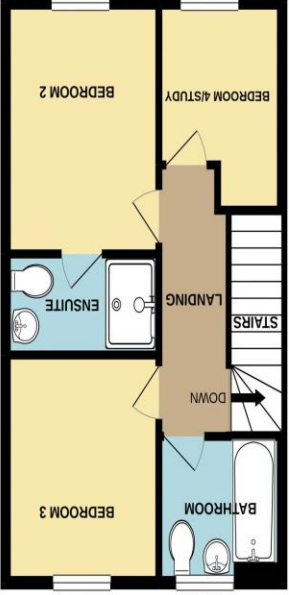
GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 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.  
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