



Crabtree Close, Redditch
Offers in Excess of £160,000

Features:

- A middle terraced house
- Lake side views to front
- Spacious front lounge
- Generous kitchen/diner
- Attached outhouse containing w.c.
- Replaced shower room
- Front and rear gardens
- Single garage in block. Epc rating D

Description:

A three bedroom middle terraced house, with envious views across Lodge Pool. The layout comprises: Entrance porch, having cloaks cupboard and storage cupboard off. Spacious lounge, with open grate to hearth, stairs to first floor and picture window to front taking in the views. Generous kitchen/diner, with replaced work surfaces and splash backs, a sink, space for oven and room for appliances, storage cupboard and further door leading into an outhouse, giving access to a w.c. and the garden.

The first floor offers two double bedrooms, one with a built in wardrobe and a single bedroom three with storage over the stairs. The original bathroom has been replaced with a modern shower room, with splash panels to walls, a white sink, w.c. and shower enclosure with fold down seat, and a linen cupboard off.

Outside: The rear garden has shrubbery to borders and some lawn, there is a glass green house and steps rise to the parking area behind the property, where the garage is contained within a block.

Other benefits to the house include: Majority double glazing and combi gas central heating to radiators and a drop down ladder to an insulated loft. The locality has shops and community facilities nearby, excellent schooling and good bus and road links into the town and out to surrounding areas.



Details:

Entrance Porch

Lounge

18' 0" inc stairs x 12' 6" (5.48m x 3.81m)

Kitchen/Diner

17' 10" x 11' 0" (5.43m x 3.35m)

W.C. and outhouse storage

10' 2" x 6' 5" (3.10m x 1.95m)

Bedroom 1

12' 1" inc wardrobe x 10' 0" (3.68m x 3.05m)

Bedroom 2

11' 3" x 9' 11" (3.43m x 3.02m)

Bedroom 3

9' 0" x 7' 7" both max (2.74m x 2.31m)

Shower Room

7' 11" x 7' 6" (2.41m x 2.28m)

Garage in separate block to rear



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.

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.

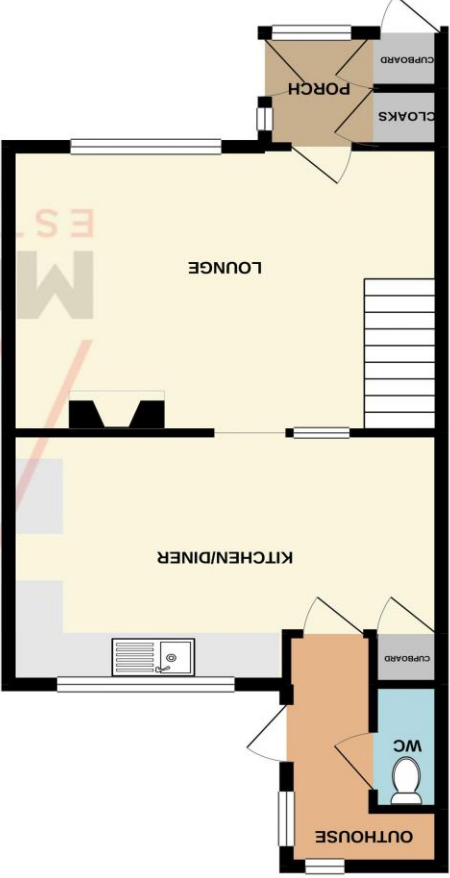
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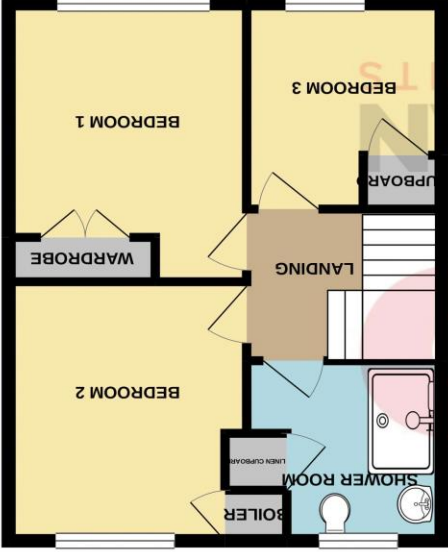
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the layout 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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