



**Meriden Close, Redditch**

Offers in Excess of £175,000

**360° VIRTUAL TOUR**

**Features:**

- Semi detached bungalow
- Two bedrooms
- Living room with fireplace
- Kitchen
- Bathroom
- Single garage, 2 car driveway
- No onward chain
- Epc to be provided

**Description:**

Offered with no onward chain, a two bedroom semi detached bungalow in Winyates Green, occupying a pleasant cul-de-sac location in this popular area. The layout is as follows. Entrance hall with storage cupboard. Kitchen to front, with steel sink, wall cupboards and work surfaces. Spacious living room, offering a gas coal effect fire to surround and picture window to front. Bedroom one has fitted wardrobes to its initial corner. Bedroom two is used as a dining room and has a door to the rear garden. A single garage is attached with gated parking to front. The property has a pleasant front garden with decorative circle paving surrounded by planting. The rear garden has access to the rear of the garage, a green house and timber pergola are included in the sale. Other benefits include: Majority double glazing and gas central heating to radiators. The area is close to open fields and a nature reserve. There are some eateries on the main highway which gives ease of access to the M42 motorway. A short drive will bring you within reach of a main supermarket, garden centres, and Redditch main shopping facilities.



**Details:**

**Hall**

**Kitchen**

7' 9" x 5' 1" (2.36m x 1.55m)

**Living Room**

16' 0" x 10' 4" (4.87m x 3.15m)

**Bedroom 1**

13' 3" x 8' 9" max (4.04m x 2.66m)

**Bedroom 2**

9' 4" x 6' 11" min (2.84m x 2.11m)

**Bathroom**

6' 2" x 5' 0" (1.88m x 1.52m)

**Garage**

16' 0" x 7' 8" (4.87m x 2.34m)



**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](http://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.

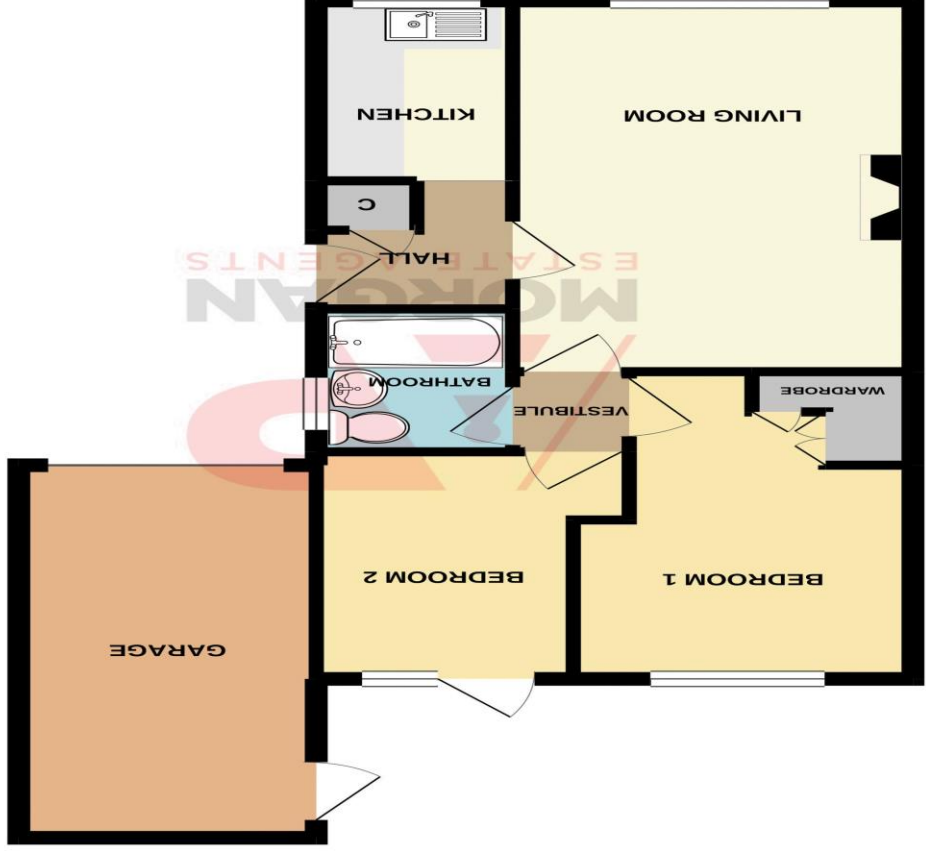
### Need a solicitor?

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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
574 sq. ft. (53.4 sq. m.) approx.



TOTAL FLOOR AREA: 574 sq. ft. (53.4 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and responsibility is taken for any error or 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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