



Sutton Close, Redditch
Offers in Excess of £155,000

360° VIRTUAL TOUR

Features:

- Three bedroomed property, with no chain
- Living room
- Breakfast kitchen
- Contemporary bathroom
- Rear garden with pergola and shed
- Garage and parking space
- Combi central heating
- Epc rating D

Description:

A well presented, three bedroom attached property, offered with no onward chain for a swift sale, which may suit first purchasers or investors looking to secure a buy to let. The internal layout briefly comprises: Entrance porch, housing the combi boiler feeding the radiators and has a useful storage cupboard aside. Hallway with room for some shelving. Main living room, offering a fireplace, rear privacy window, double doors opening to the garden, laminated flooring and stairs with spot lighting beneath leading to the first floor. Fitted breakfast kitchen with modern wall and base units, coloured tiling to splash areas, breakfast shelf to one wall, gas hob, inset sink, plumbing for appliances and full height storage cupboard, as well as a pvc door to the garden. The first floor is as follows: Bedroom one with a curtained alcove wardrobe facility. Bedroom two with a fitted double wardrobe to recess. Single bedroom three of good proportion and an excellent contemporary family bathroom with appealing units, shower screen over the bathtub modern sink and w.c., wall mounted mirror and complimentary tiling to walls. Other benefits include: The garden has a timber framed pergola set over a seating area, timber storage shed to side and gate leading to the rear driveway to the single garage. The property is well placed for a major supermarket, local schooling, Arrow Valley Lake and park, some pubs/restaurants and excellent road transport commuter links towards the M42/M40 motorway junctions.



Details:

Porch

Hall

Living Room

17' 0" x 13' 3" (5.18m x 4.04m)

Kitchen

11' 11" x 7' 11" (3.63m x 2.41m)

Stairs rise to first floor landing

Bedroom 1

10' 3" x 10' 2" min to wardrobe (3.12m x 3.10m)

Bedroom 2

10' 3" x 8' 2" both min (3.12m x 2.49m)

Bedroom 3

8' 9" x 6' 7" (2.66m x 2.01m)

Family Bathroom

6' 7" x 6' 7" (2.01m x 2.01m)

Garage

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (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?

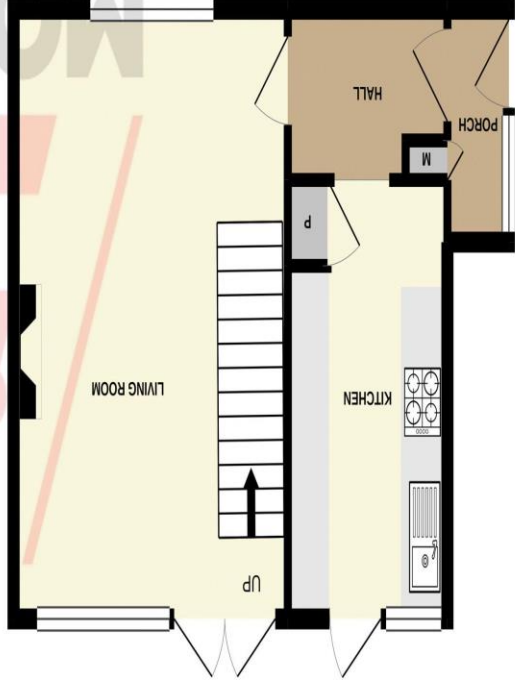
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

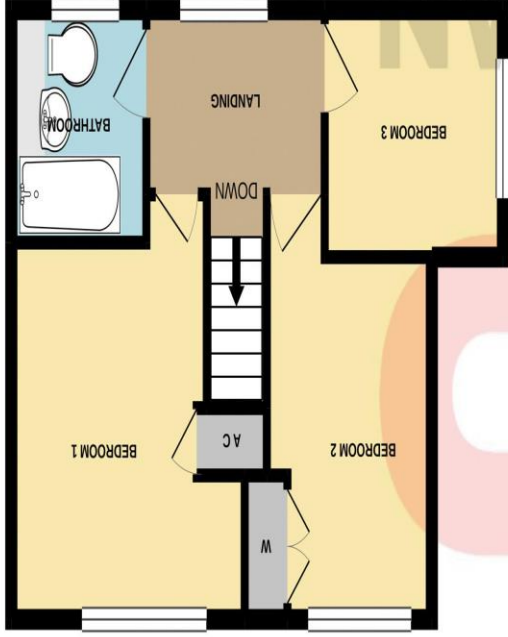
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.

TOTAL FLOOR AREA : 756 sq.ft. (70.3 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 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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