



Woodberrow Lane, Redditch

Offers in Excess of £300,000

Features:

- Extended detached house
- Three bedrooms
- Fitted kitchen
- Open plan lounge/diner
- Large conservatory, Utility & study
- Family bathroom & GF W/C
- Spacious rear garden, driveway & garage
- EPC - TBC

Description:

A fantastic opportunity to purchase a well-presented three-bedroom detached house situated in a popular area of Crabs Cross, Redditch. In brief the property comprises of an entrance porch, ground floor w/c, hallway with cupboard storage, well-presented kitchen having integrated oven with gas hob and extractor over, fridge freezer, space for slimline dishwasher and side access door. An impressive open plan lounge/diner with sliding doors to the generous conservatory leading off further to a study and utility room to the side. The first floor landing accommodates a family bathroom with p-shaped bathtub, overhead shower and heated towel rail, stylish bedroom one with dual aspect windows, built in wardrobes and ceiling fan, a well sized double bedroom two with built in wardrobes and a further bedroom three with cupboard store. Furthermore, the property provides a part boarded loft space, electric sockets and lighting in garage, gas central heating and double glazing throughout. To the rear of the property sits a well-maintained multi-level garden with initial paved patio and decking area, steps leading upto a lawn, further patio space to the rear, a variety of planted borders and fenced boundaries. To the front the property is set back from the road with a tarmacked driveway and front lawn. Situated in a desirable area of Crabs Cross, Redditch the property is within reach of nearby parks, local shops, eateries and pubs. Ease of access is available to local major road and commuter links into Redditch, Bromsgrove, Birmingham and surrounding areas.



Details:

Entrance Porch

Hallway

W/C

Lounge/Diner

14' 2" x 19' 1" (4.31m x 5.81m)

Conservatory

9' 6" x 19' 7" (2.89m x 5.96m)

Utility

6' 1" x 7' 3" (1.85m x 2.21m)

Study

7' 8" x 7' 3" (2.34m x 2.21m)

Garage

20' 2" x 7' 3" (6.14m x 2.21m)

First Floor Landing

Bedroom One

12' 9" x 10' 8" (3.88m x 3.25m)

Bedroom Two

11' 3" x 11' 0" (3.43m x 3.35m)

Bedroom Three

10' 1" x 8' 0" (3.07m x 2.44m) max

Bathroom

EPC Rating:

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01527 910 300.



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 910 300, or visit their website for more information: www.morganfs.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.

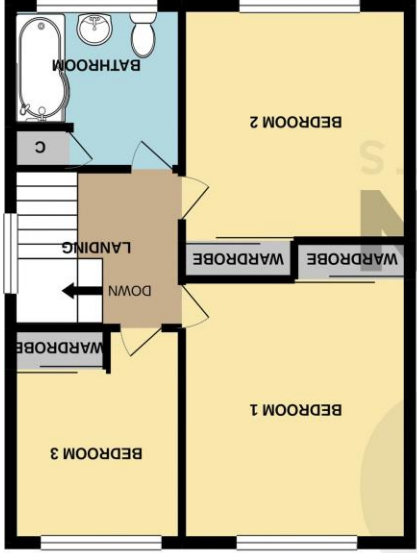
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GROUND FLOOR
992 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



What 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 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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