



Linton Mews, Redditch
Offers in Excess of £180,000

Features:

- Delightful mews property in a secluded location
- Two double bedrooms
- Living room and dining conservatory
- Fitted kitchen, plus study space
- Upgraded bathroom
- Gated paved rear garden
- Further 2 car parking nearby
- Epc rating C

Description:

A truly delightful, two double bedroom mews home, occupying a secluded location on the outskirts of Winyates East. With off road parking both aside the row of properties and gated parking to a paved rear garden. The property has been thoughtfully improved and is neutrally decorated internally which briefly comprises: Entrance hall, having glazed door to front, featuring built in privacy blinds, stairs to landing and tiled floor running through into an area large enough to take some furniture and would make a great study space, there is also an under stairs storage cupboard. Spacious living room, large enough to accommodate both seating and dining furniture, however a double glazed conservatory has been added across the rear which the owners utilise as a dining room, it has carpet to floor and door to the garden. Fitted kitchen supplying an abundance of matching wall, base and glazed display units, ample work surfaces and inset sink, plumbing for appliance and a larder unit housing a slot in fridge/freezer, matching privacy blind to window. There is potential to utilise the study space which could make a good open plan breakfast kitchen. The first floor landing has a heated linen cupboard and access to the main bedroom one, having a window to the sloping roof, carpet to floor and ample space for a free standing wardrobe. Bedroom two has a double window fire escape, also with privacy blinds. The sliding mirror door to the left opens to reveal a slim stairway, having fitted shelving aside, this leads to a trap door into the loft mainly boarded out for excellent storage. The bathroom has been upgraded with a bath, w.c. and glass/chrome sink, there is a pretty cabinet to the wall along with complementing wall tiling. Outside to front is a pretty well established garden inset with trees for privacy. The rear garden is laid mainly with patterned hard surfacing leading to substantial wooden gates at the far end, for secure parking. Other benefits include: Double glazing, and combination gas central heating to radiators. The facilities locally include a shopping centre containing takeaways, a pub, doctors and convenience store. Ten Acres school, bus connections and great road transport links to the M42/M40 motorway.



Details:

Entrance Hall

Study Space

7' 6" x 6' 3" (2.28m x 1.90m)

Living Room

14' 3" x 12' 8" (4.34m x 3.86m)

Dining Conservatory

10' 10" x 9' 5" both max (3.30m x 2.87m)

Kitchen

12' 7" x 6' 5" (3.83m x 1.95m)

Stairs rise from hall to first floor landing

Bedroom 1

12' 8" x 9' 3" (3.86m x 2.82m)

Bedroom 2

9' 2" x 8' 4" (2.79m x 2.54m)

Bathroom

6' 10" x 6' 0" (2.08m x 1.83m)

EPC Rating: C

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.



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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.

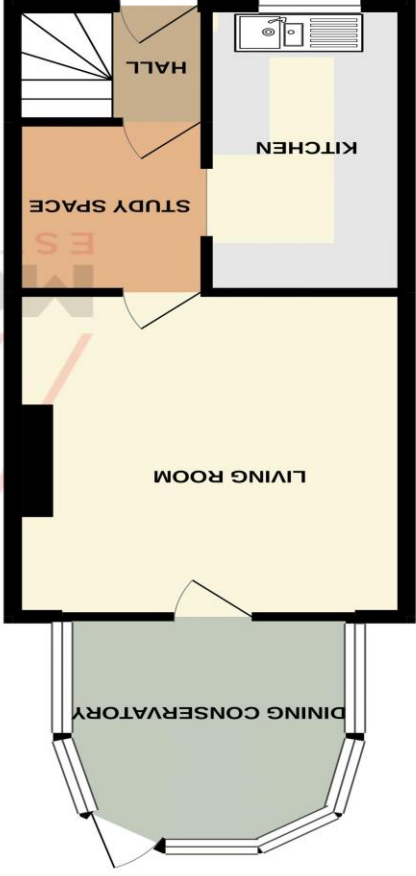
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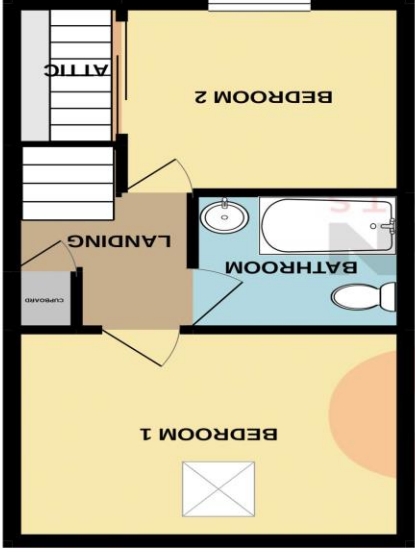
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GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 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 error 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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TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

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