



**Bushley Close, Redditch**  
Offers in Excess of £150,000

**360° VIRTUAL TOUR**

**Features:**

- Excellent three bedroom terraced home
- Immaculately presented through out
- Lounge/diner
- Kitchen/diner
- Ground floor w.c.
- Family bathroom
- Ease of maintenance rear garden.
- Sun canopy, cctv, Epc rating C

**Description:**

A truly immaculate three generous bedroom, middle terraced home. Fitted out to a particularly high standard to every room. Featuring a sunny aspect rear garden with decked patio and sun canopy, with timber seating beneath. The internal specification is as follows: The front door opens to the hall space with access to a refitted ground floor w.c. and is laid with glossy grey floor tiles following through to a striking open plan kitchen dining area. This is fitted out with modern wall and base units, black inset sink, electric hob, built-in oven, some push open doors to cupboards, ample space for a large fridge/freezer, grey upright radiator to wall, open stairs and ample room for a table and chairs. The lounge/diner has sliding patio doors to the garden and double doors and a further opening to the kitchen space, giving ease of access to all areas. The stairs rise to the first floor landing, offering a range of fitted cupboards to the far wall. All the bedrooms have grey carpeting and up to date decoration to walls. Bedroom three makes a most generous office space. The family bathroom has been upgraded, providing a shower over the bath with folding screen, a sink and w.c. with thoughtful tiled shelving and a useful recess for a tumble dryer. Outside the rear garden will not fail to impress, being laid mainly with paving providing ample room for the metal shed. The initial seating area has a plasticised roof over its frame with ample areas for potted plants and hanging lanterns. A single gate set into the rear fence gives ease of access for bin retrieval and off road parking is communal, close to the property to the side of the row. Other benefits include: Combination central heating boiler to radiators, double glazing and security cctv camera system. Locally there is a play park within yards of the property, some drive in restaurants



withing reach, as well as shops in Greenlands. Good access to schooling and excellent road transport links to Studley for village shops and pubs, as well as the M42 motorway junction 3.

**Details:**

**Kitchen/Diner**

20' 0" x 12' 2" (6.09m x 3.71m)

**W.C.**

**Lounge/Diner**

20' 0" x 10' 7" (6.09m x 3.22m)

**Stairs rise from kitchen to first floor landing**

**Bedroom 1**

12' 6" max x 11' 8" max (3.81m x 3.55m)

**Bedroom 2**

11' 9" max x 11' 2" max (3.58m x 3.40m)

**Bedroom 3**

8' 0" x 8' 0" (2.44m x 2.44m)

**Bathroom**

7' 10" x 5' 0" (2.39m x 1.52m)



**EPC Rating:** D

**Council Tax Band:** A (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](http://www.morgants.co.uk)

### Property to sell?

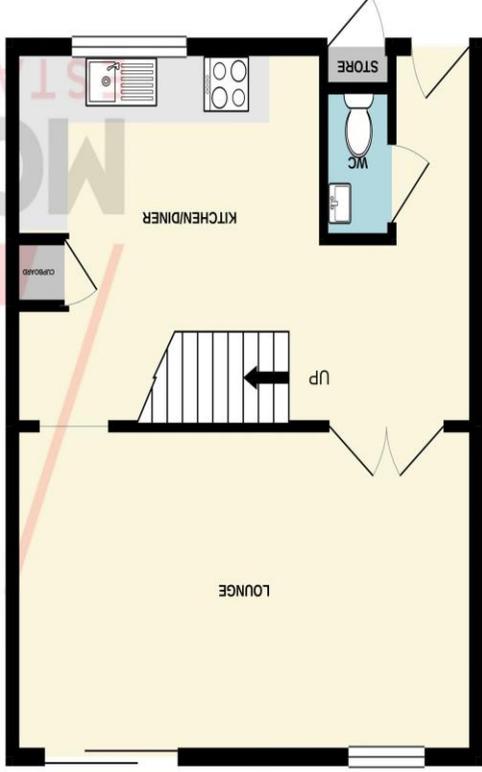
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

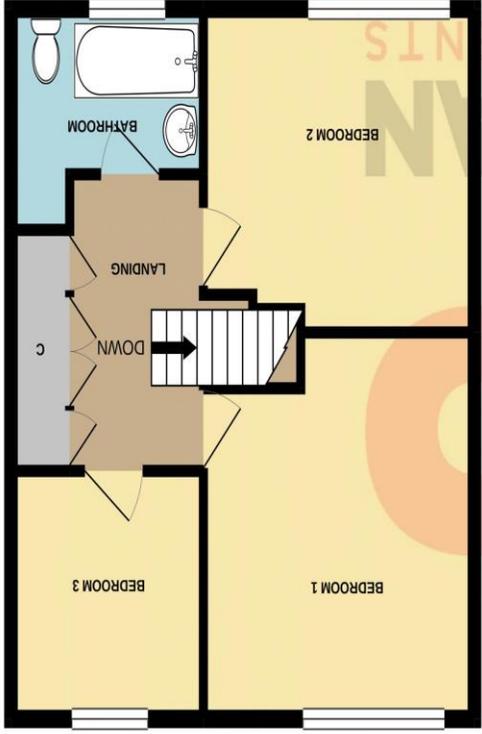
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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  
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.

TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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