



Neighbrook Close, Redditch

Offers in Excess of £220,000

Features:

- A very well presented 2 bedroom semi-detached house
- Lounge/diner
- Modern kitchen & utility
- Modern shower room
- Enclosed rear garden with patio
- Gas central heating & double glazing
- Off-road parking & garage
- EPC rating C

Description:

A very well presented 2 bedroom semi-detached home in the sought after area of Webheath. Ideally located for local facilities and primary routes across the region as well as easy access to the town centre. The property briefly comprises: Hall, lounge/diner with feature bow window and access door to the rear garden. leading on to the modernised kitchen having matching units and cupboards, inset sink and drainer, kick board lighting, with integrated oven, hob, and microwave. The utility area is accessed from the kitchen and provides a further inset sink and drainer with space and connections for a washing machine. Upstairs provided 2 generous bedrooms on with built-in wardrobes, and a modern shower room. Outside to the front is the garden and driveway which leads to the garage. A side entry gate also gives access to the rear garden which has a patio, lawn, border planting, and a garden shed. The property further benefits from gas central heating and double glazing. Early viewing is advised to appreciate the presentation and the delightful nature of the setting.



Details:

Hall

Lounge/Diner

22' 9" x 13' 1" max (6.93m x 3.98m)

Kitchen

13' 0" x 8' 1" (3.96m x 2.46m)

Utility

5' 9" x 5' 1" (1.75m x 1.55m)

Stairs rise to first floor

Bedroom 1

13' 9" max x 9' 5" max (4.19m x 2.87m)

Bedroom 2

11' 1" max x 6' 9" max (3.38m x 2.06m)

Shower Room

Garage

16' 2" x 8' 1" (4.92m x 2.46m)



EPC Rating: C

Council Tax Band: C (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.

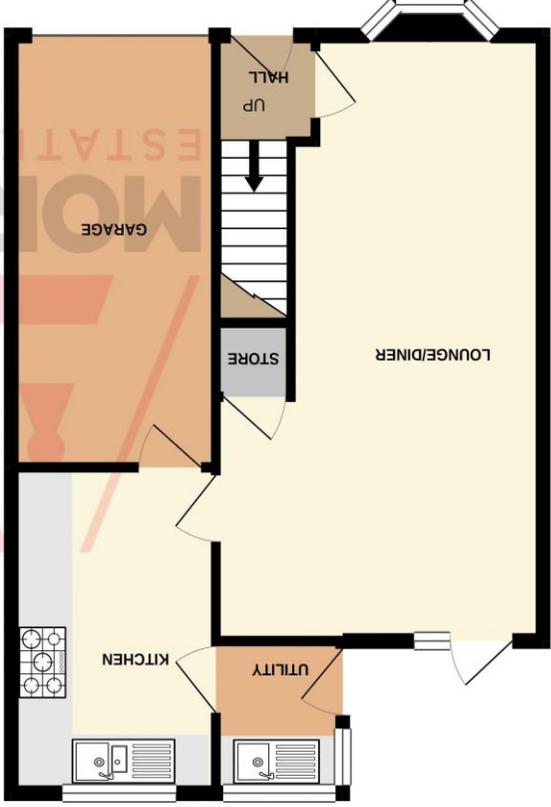
Need a solicitor?

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.

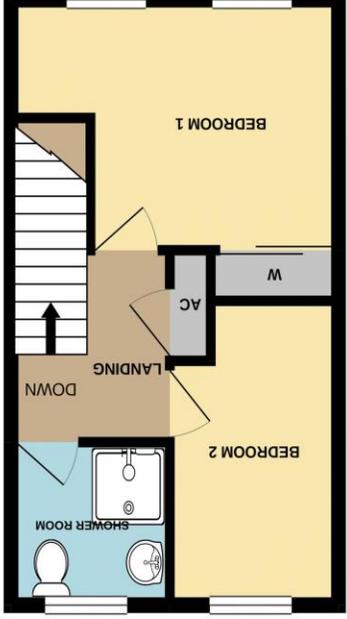
Need a removal company and storage?

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
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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 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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