



Rockford Close, Redditch

Offers in Excess of £330,000

Features:

- A four bedroom detached House
- Lounge & separate dining room
- Breakfast kitchen & utility
- Family bathroom with shower
- Off-road parking for at least 6 cars
- Delightful gardens
- Gas central heating & double glazing
- EPC rating D

Description:

A pleasant four bedroom detached home, set within a leafy cul-de-sac. The pleasant interior is as follows: Entrance hallway leading to a spacious fully fitted ground floor w.c. to left. Under stairs storage cupboard and doors to following rooms. Rear lounge overlooking the garden through pvc doors and windows. Separate dining room and breakfast kitchen, having built in double oven, gas hob, fridge, dishwasher and wall mounted dresser unit to wall. The garage has been split into a generous utility area with plumbing for washing machine and space for tumble dryer and freezer, there is a wall mounted heating boiler and exit door to the rear garden. The front section has been partitioned with central door to gain access where a large sink sits aside, and roller shutter doors open onto the driveway. The first floor landing has an airing cupboard, a loft hatch and doors to two double bedrooms, a larger than average single bedroom three and a box room bedroom four. The main bedroom has fitted wardrobes. The family bathroom of at least 11ft wide contains a separate bath with mixer fitting, a shower enclosure, sink and w.c. tiling to walls and two windows to the rear. Outside: The front drive is block paved, has tree screening to front and can fit at least 6 cars comfortably in front of the garage. A side gate sits to the left of the property leading round to the rear garden laid initially with a paved patio, pretty borders filled with colourful shrubs aside the lawn. The garden has a lower section fronted by a fence, with steps down to a gravelled area and a larger than average timber shed. Other benefits include: Gas fired central heating system and double glazing. The surrounding area is bordered by woodland, road transport links are good towards a major super market, accessible schooling, several food outlets and further facilities within Redditch town centre.



Details:

Hall

W.C.

Lounge

13' 9" x 11' 1" (4.19m x 3.38m)

Dining Room

11' 0" x 9' 0" (3.35m x 2.74m)

Breakfast Kitchen

11' 6" x 11' 4" (3.50m x 3.45m)

Utility

10' 4" x 8' 6" (3.15m x 2.59m)

Stairs rise to first floor

Bedroom 1

11' 9" x 11' 9" (3.58m x 3.58m)

Bedroom 2

11' 2" x 8' 3" min (3.40m x 2.51m)

Bedroom 3

11' 2" x 7' 7" (3.40m x 2.31m)

Bedroom 4

7' 11" x 6' 10" (2.41m x 2.08m)

EPC Rating: D

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 406956.



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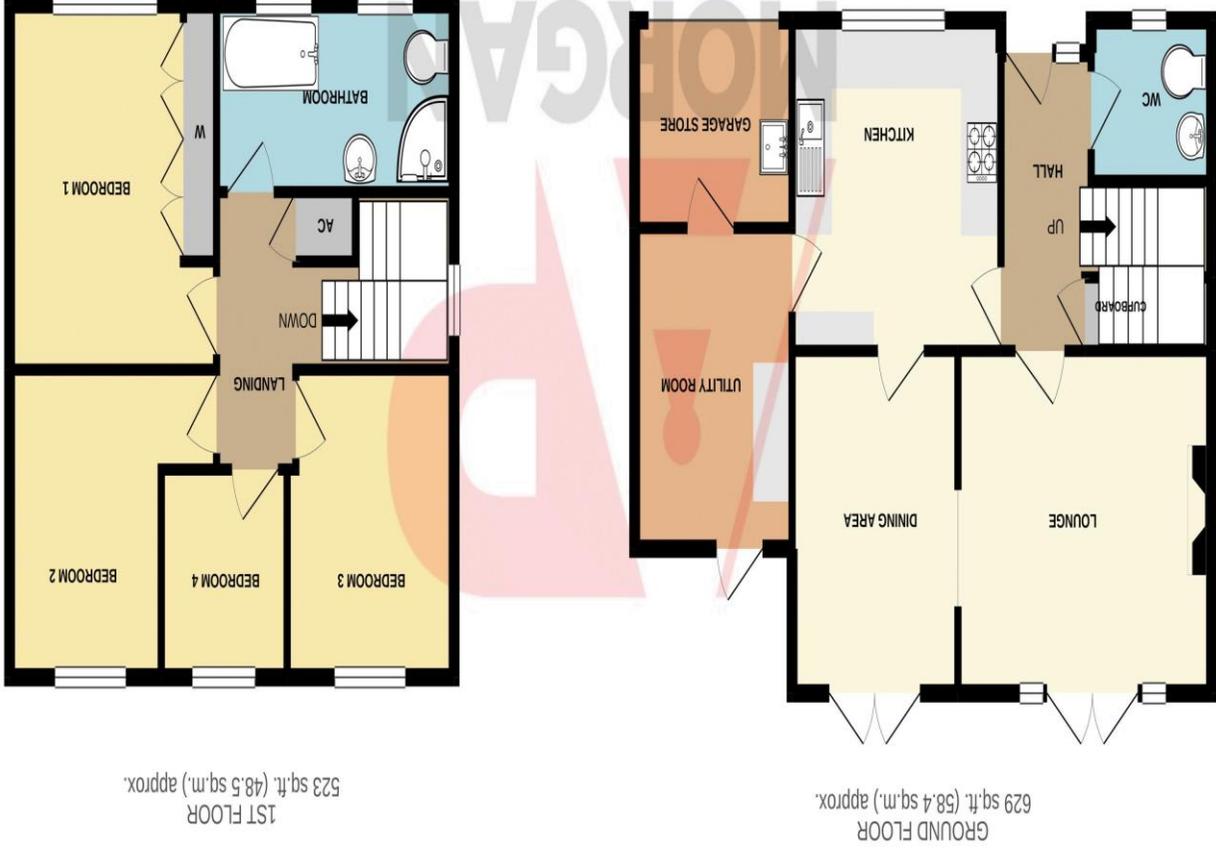
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TOTAL FLOOR AREA : 1151 sq.ft. (107.0 sq.m.) approx.

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. Made with Hexpix ©2020

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