



Granby Close, Redditch
Offers in Excess of £275,000

Features:

- A four bedroom detached house
- Lounge and separate dining room
- Breakfast kitchen
- Ground floor w.c.
- Upstairs bathroom
- Front and rear gardens
- Single detached garage and long driveway
- Epc rating D. No upward chain

Description:

A four bedroom detached home in a prime position to a pleasant cul-de-sac. Offering generous accommodation throughout. The interior layout briefly comprises: Entrance hallway, with under stairs storage cupboard and access to the ground floor w.c. Excellent front lounge, with bow window to front and brick fireplace with inset gas fire. Double doors open to reveal the rear dining room, having sliding patio doors to the garden. Breakfast kitchen, fitted with wall and base units, gas hob with oven beneath, space for appliances and an alcove which could take a breakfast set, a further door leads out onto the patio area. The first floor accommodation contains two generous double rooms, and two ample single bedrooms. The bathroom currently has a walk-in seated bath fitted with a shower over spray. Outside, the delightful front garden is hedged to perimeters and is inset with floral shrubs and borders, a long drive leads down to iron gates and on towards a detached single garage. The mature rear garden has a patio area, some lawn, green house and side gate giving easy access to the garage. The property has majority double glazing and gas central heating. The local area is good for local shops, bus routes and good road transport links. Studley is a short drive away for individual facilities and Redditch town centre provides further shopping, leisure and eating establishments.



Details:

Entrance Hallway

Ground floor w.c.

Lounge

15' 0" x 13' 0" (4.57m x 3.96m)

Dining room

13' 0" x 11' 11" both max (3.96m x 3.63m)

Breakfast kitchen

12' 5" x 10' 6" max w into alcove (3.78m x 3.20m)

Stairs to first floor landing

Bedroom 1

14' 4" x 10' 7" (4.37m x 3.22m)

Bedroom 2

13' 0" x 10' 8" (3.96m x 3.25m)

Bedroom 4

10' 7" x 9' 4" (3.22m x 2.84m)

Bedroom 3

9' 4" x 7' 1" (2.84m x 2.16m)

Bathroom

6' 2" x 6' 2" (1.88m x 1.88m)

EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406956.



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Need a mortgage?

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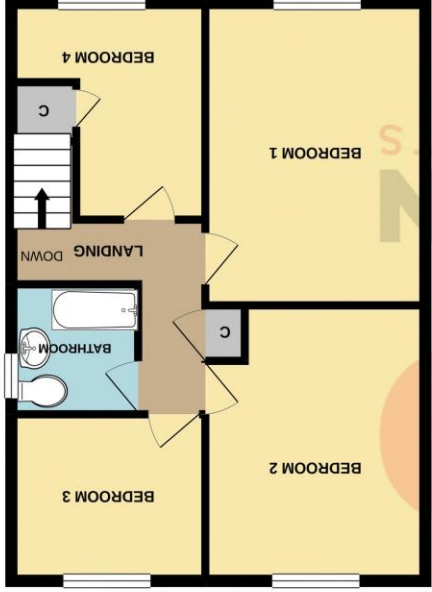
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GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



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