



Felton Close, Redditch
Offers in Excess of £140,000

Features:

- A very well presented 2 bedroom house
- Lounge
- Modern kitchen diner
- 2 double bedrooms
- Bathroom with shower
- Garden with decking
- Gas central heating & double glazing
- EPC rating D

Description:

A very well presented 2 bedroom end of terrace house being set within a well-established residential area. The property provides excellent access to the local amenities, shops, schooling, bus route, Arrow Valley Lake Park and to the national road networks. The property briefly comprises: Porch with storage cupboard, hall leading to the lounge having a feature fireplace. The kitchen diner is modern having an inset sink, matching units and cupboards, breakfast bar, integrated oven and hob, and space for a washing machine. The dining area has room for a table and chairs and has french doors leading to the rear garden. Upstairs presents double bedroom 1 with built-in wardrobes, double bedroom 2 with storage cupboard, the modern bathroom with P-shaped bath and electric shower over, and a separate W.C. Outside to the front is a small garden with lawn and border planting, to the rear the garden has been thoughtfully planned with a wooden decking across the width of the house with steps down to the garden which has lawn, slate covered borders and a garden shed. There is communal parking to the rear and side of the house which can be accessed from the garden via the secure gate. This property benefits from gas central heating and double glazing. Early viewing is advised.



Details:

Porch

Hall

Lounge

13' 5" x 10' 4" (4.09m x 3.15m)

Kitchen/Diner

19' 4" x 7' 9" (5.89m x 2.36m)

Stairs rise to first floor

Bedroom 1

13' 5" x 10' 8" (4.09m x 3.25m)

Bedroom 2

13' 5" x 10' 7" (4.09m x 3.22m)

Bathroom

5' 8" x 4' 10" (1.73m x 1.47m)

W.C.

EPC Rating: D

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.



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?

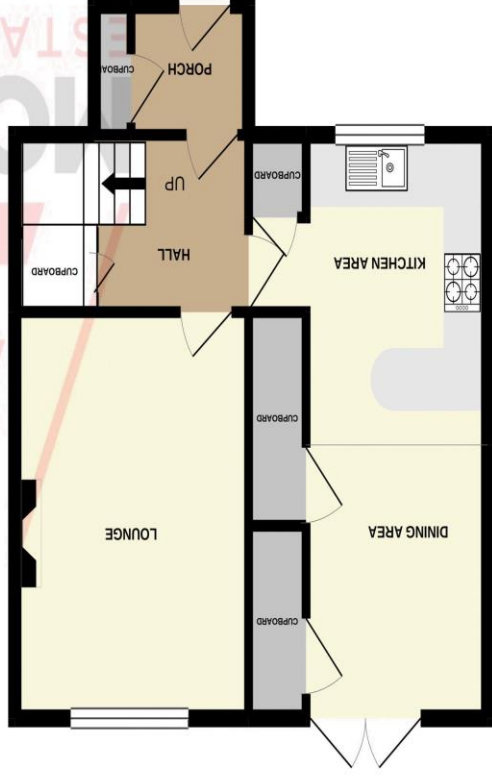
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

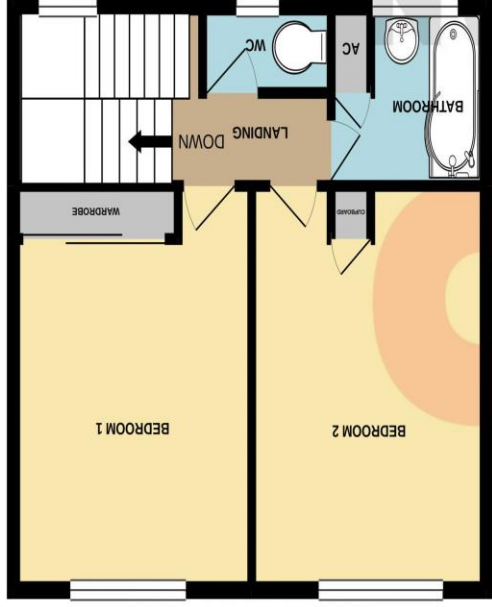
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Need a removal company and storage?

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 (40.3 sq.m.) approx.



1ST FLOOR (37.9 sq.m.) approx.

TOTAL FLOOR AREA : 842 sq.ft. (78.2 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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