



Ettingley Close, Redditch

Offers in Excess of £370,000

Features:

- Modern detached house
- Four bedrooms
- Family bathroom & GF W/C
- Lounge & dining room
- Fitted kitchen
- Conservatory & study room
- Rear garden, two driveways & double garage
- EPC - D

Description:

A particularly well presented detached family home providing four double bedrooms and detached double garage, situated in a sought after location of Wirehill, Redditch. In brief the interior of the property comprises of an entrance hallway, study, lounge with bay window and double doors into the dining room with further double doors into the conservatory, fitted kitchen/breakfast room which offers integrated oven with gas hob and extractor hood over while providing further access to the conservatory and utility room. Up to the first floor, the landing accommodates a master bedroom with modern on-suite shower room and integrated wardrobes, a further three well-proportioned double bedrooms with bedroom two having integrated wardrobes along with a stylish family bathroom benefiting from a bathtub with overhead power shower. Outside to the rear situates a low maintenance garden offering an initial patio space for garden furniture with steps leading up to an artificial grass lawn with planted borders and fenced boundaries, a side access gate allows entry to the front of the property which offers well maintained front gardens, a slate chipping driveway and access to a further tarmacked drive and garages. Furthermore the property benefits from having double glazing and central heating throughout, part boarded loft space above house as well as in the garage, alarm system, new carpets fitted on the stairs and replaced front door and fascias. Situated in a sought-after cul-de-sac location of Wirehill the property is well placed to offer nearby leisure facilities, golf course, Wirehill woods, while also being within reach of nearby Studley offering a variety of village shops, supermarket and nature reserve. The property also provides ease of access to major road and commuter links into Redditch and further afield.



Details:

Entrance Hallway

Lounge

17' 6" x 12' 3" (5.33m x 3.73m) max

Dining Room

10' 2" x 11' 2" (3.10m x 3.40m)

Kitchen/Breakfast Room

14' 2" x 16' 2" (4.31m x 4.92m) max

Utility Room

5' 2" x 8' 4" (1.57m x 2.54m)

Conservatory

12' 0" x 17' 4" (3.65m x 5.28m) max

Study

8' 2" x 7' 8" (2.49m x 2.34m)

Master bedroom

12' 1" x 12' 4" (3.68m x 3.76m) max

En-suite

Bedroom Two

10' 3" x 11' 7" (3.12m x 3.53m)

Bedroom Three

11' 5" x 9' 2" (3.48m x 2.79m) max

Bedroom Four

10' 0" x 9' 3" (3.05m x 2.82m) max

Bathroom

6' 0" x 7' 8" (1.83m x 2.34m)

Double Garage

17' 2" x 18' 4" (5.23m x 5.58m) max

EPC Rating: D

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors). **For more information or to arrange a viewing, please call us on 01527 910 300.**



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Need a removal company and storage?

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GROUND FLOOR
1170 sq. ft. (108.7 sq.m.) approx.



TOTAL FLOOR AREA: 1856 sq.ft. (172.4 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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