



**Bridley Moor Road, Redditch**  
Offers in Excess of £150,000



**Features:**

- Semi detached home
- Two double bedrooms
- Spacious front lounge
- Rear kitchen/diner
- Family bathroom
- Ground floor w.c (exterior)
- Driveway to front, long rear garden
- Epc rating D. No onward chain

**Description:**

A two double bedroom, semi detached home, offered with no onward chain.

Set back behind a front driveway the property is entered from the side into a small hall with under stairs storage cupboard. Full width front lounge, having neutral paintwork, recess for a fireplace, carpet to floor and door leading to a small lobby with stairs to the first floor. Rear kitchen/diner, fitted out with wall and base units, having inset sink to work surfaces, gas hob over a double oven/grill, space and plumbing for appliances and ample room for a dining table and chairs, a door leads to the rear garden.

The first floor landing has a window to side and a drop down wooden ladder leading to an insulated loft where it is possible to see that the roof has been replaced. There are two double bedrooms, both with some storage cupboards. The family bathroom has a window to side, mixer shower over the bath with glazed screen, white sink and w.c.

Outside the front could park two cars and the rear garden is laid mainly with lawn, there is some patio and ample mature hedging and trees to the far perimeters.

The property has gas central heating to radiators and the windows have been double glazed. The location is good for schools and is reasonably walk able into the town centre for shopping facilities, as well as the bus and railway stations.





## Details:

Side entry hallway

### Reception Room

15' 0" x 9' 10" (4.57m x 2.99m)

### Kitchen/Diner

15' 0" x 10' 2" both max (4.57m x 3.10m)

Stairs rise from lobby to first floor landing

### Bedroom 1

15' 0" x 9' 11" (4.57m x 3.02m)

### Bedroom 2

10' 0" x 9' 10" (3.05m x 2.99m)

### Family Bathroom

Ground floor w.c. with door to rear exterior

EPC Rating: D

Council Tax Band: A (tbc by solicitors).

Tenure: (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 910 300, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.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.

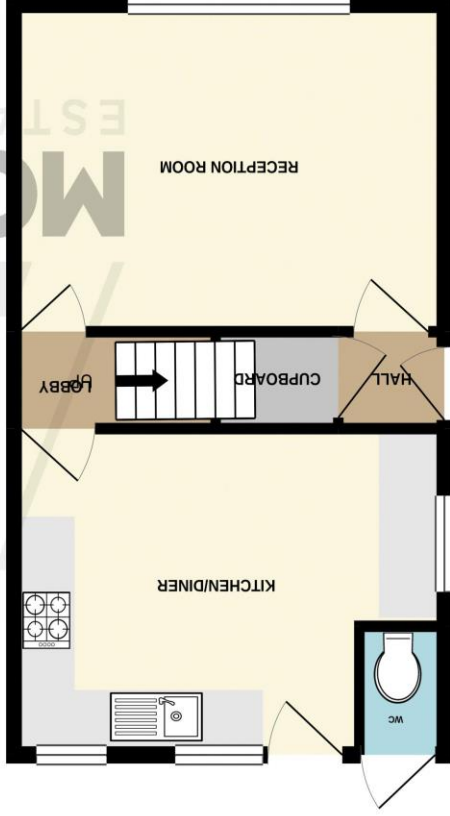
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A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

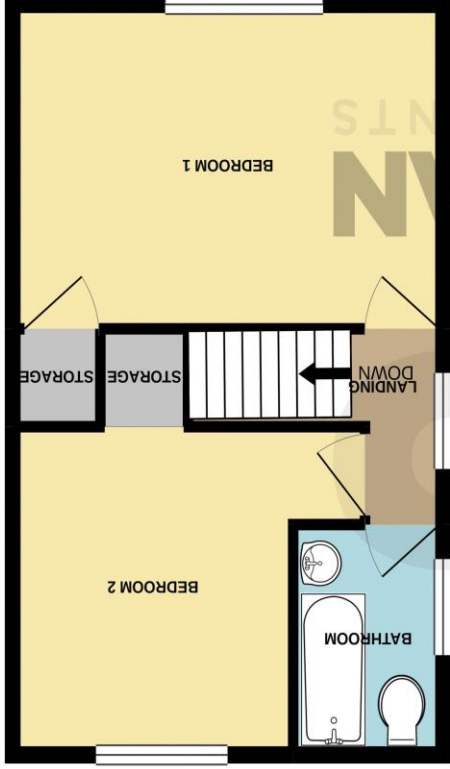
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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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