



## Woodend Close, Redditch

Offers in Excess of £185,000

**Features:**

- Mid-terraced house
- Three bedrooms
- Open plan lounge/dining room
- Fitted kitchen
- Family bathroom
- Front & rear gardens
- Garage
- EPC - C

**Description:**

A well-presented, three-bedroom, mid-terraced house situated in a popular location of Webheath, Redditch. The property briefly comprises: Porch, entrance hallway with stairs rising to the first floor and storage cupboard, large open plan living/dining room having dual aspect views to the front and rear along with double French doors to the rear garden. A fitted breakfast kitchen benefits from integrated double oven, gas hob with extractor hood above and space for a tall standing fridge/freezer, dishwasher and washing machine. Upstairs the first-floor landing accommodates double bedrooms one and two both benefitting from wardrobe storage, a further single bedroom with cupboard store and a family bathroom occupying a bathtub with overhead shower unit, pedestal sink and w/c. Outside the property benefits from an enclosed, low maintenance rear garden, with initial patio space, lawn, brick built shed store and rear access gate to parking and garage situated in a separate block. To the front the property offers further lawn and pathway leading to the road. The property itself is set back from the main road via a service road and occupies a popular position in Webheath, providing access to a variety of local shops, local amenities, schooling, bus routes and major road links.



**Details:**

**Porch**

**Hallway**

**Lounge/Diner**

22' 8" x 11' 6" (6.90m x 3.50m) max

**Kitchen/Breakfast Room**

11' 7" x 8' 6" (3.53m x 2.59m) max

**First Floor Landing**

**Bedroom One**

9' 9" x 11' 4" (2.97m x 3.45m)

**Bedroom Two**

10' 6" x 8' 8" (3.20m x 2.64m)

**Bedroom Three**

7' 2" x 6' 0" (2.18m x 1.83m) max

**Family Bathroom**

**Garage**

**EPC Rating:** C

**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 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.

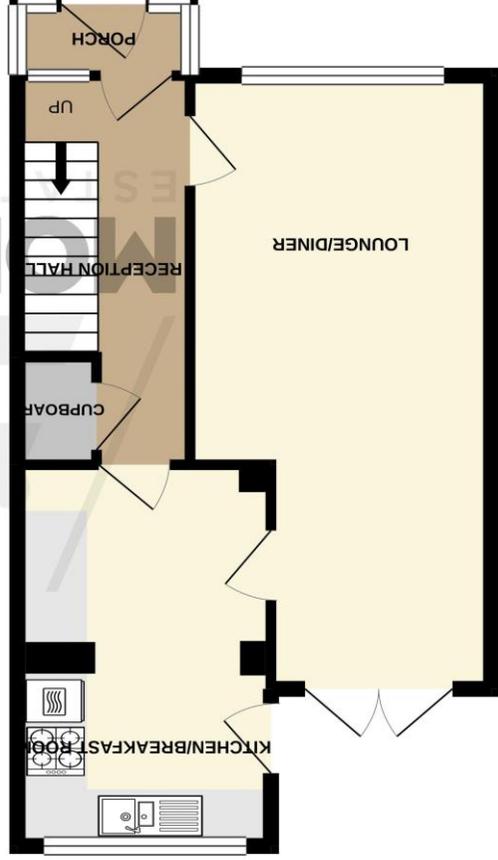
### Need a solicitor?

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.

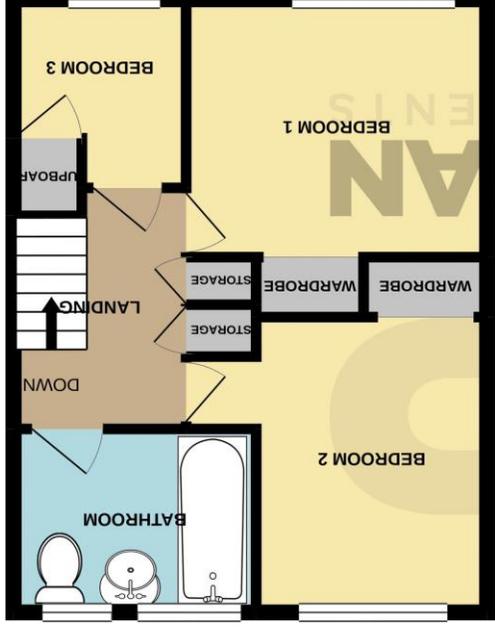
### Need a removal company and storage?

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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
460 sq. ft. (42.7 sq.m.) approx.



1ST FLOOR  
394 sq. ft. (36.6 sq.m.) approx.



While 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 is made as to their operability or efficiency can be given.  
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