



Barford Close, Redditch

Offers in Excess of £235,000

Features:

- Semi-detached home
- Three bedrooms
- Family Bathroom
- Expansive living area
- Extended kitchen/dining room
- Low maintenance rear garden
- Private driveway with off-road parking
- EPC -

Description:

A well extended semi-detached home in Matchborough East, Redditch. The entrance hallway briefly comprises the expansive lounge area with feature fireplace and large window to the front, and the ground floor WC. Off the lounge is a useful study room with feature wall and the well extended fitted kitchen/dining room providing an integrated sink, gas hob, oven and has space for a freestanding tall fridge freezer, dishwasher and washing machine. The kitchen has a set of double doors and a single door providing access to the rear garden. The first-floor landing establishes bedroom one providing large fitted wardrobes with sliding doors, double bedroom two with fitted wardrobe space and view to the rear, well sized bedroom three with cupboard space and the family bathroom providing a large open shower, sink and WC. To the rear is a large low maintenance garden with an initial patio area leading into mainly laid bark chips and a rear gate. To the front of the property is a private driveway with off-road parking for two cars, side access to the study and a front lawn area. Furthermore, the property benefits from gas central heating, double glazing windows throughout and loft space. Well situated in a quiet cul-de-sac location the property has easy access to local amenities and is also conveniently placed to access transport links using the local train station, bus routes and the motorway networks (M5 & M42).



Details:

Entrance Hallway

Lounge

24' 4" x 16' 6" (7.41m x 5.03m) Max

Kitchen/Dining room

8' 9" x 23' 6" (2.66m x 7.16m)

Study

6' 3" x 5' 4" (1.90m x 1.62m)

Ground Floor WC

First Floor Landing

Bedroom One

13' 3" x 8' 6" (4.04m x 2.59m)

Bedroom Two

9' 3" x 9' 2" (2.82m x 2.79m)

Bedroom Three

9' 8" x 7' 4" (2.94m x 2.23m)

Family Bathroom

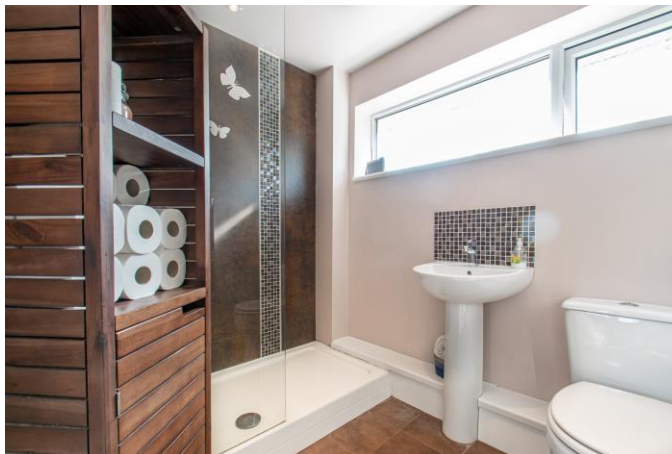
6' 1" x 7' 4" (1.85m x 2.23m)

EPC Rating:

Council Tax Band: C (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?

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?

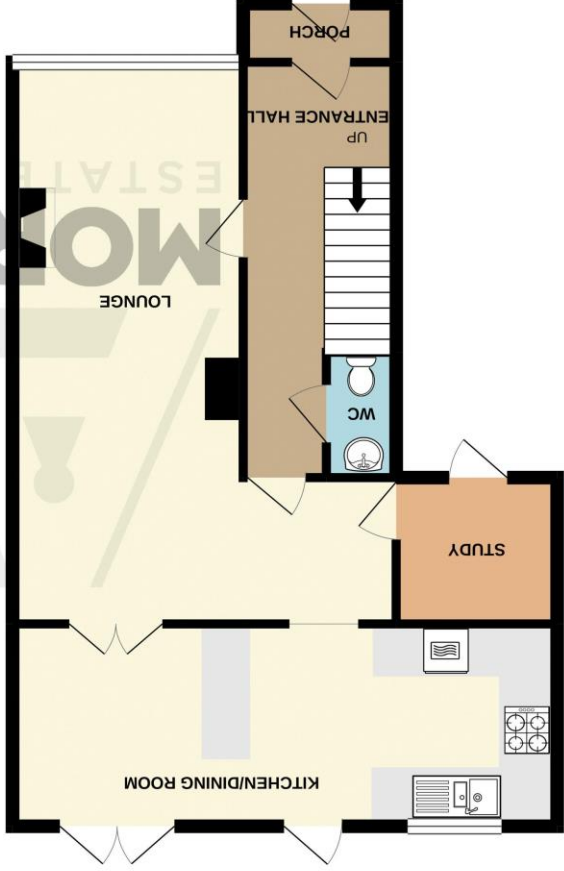
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

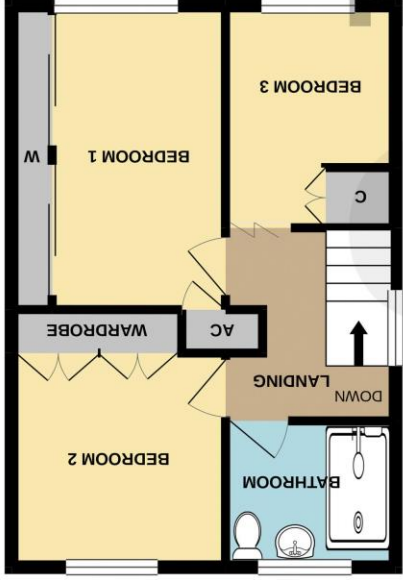
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Need a removal company and storage?

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
658 sq. ft. (61.1 sq.m.) approx.



1ST FLOOR
401 sq. ft. (37.3 sq.m.) approx.

TOTAL FLOOR AREA: 1059 sq. ft. (98.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 read and no guarantee as to their operability or efficiency can be given.
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