



## Redstone Close, Redditch

Offers in Excess of £230,000

**Features:**

- No onward chain
- Immaculate 3 bedroom semi-detached house
- Lounge/diner
- Extension
- Modern fitted kitchen
- 2 double bedrooms
- 3 piece bathroom with shower over bath
- EPC rating D

**Description:**

An immaculately presented 3-bedroom semi-detached house. The property briefly comprises; hall, a through lounge diner leading to an extension area with patio doors out to the rear garden. The hall leads on to the modern fitted kitchen with inset sink and drainer, integrated hob and oven, with space for a dishwasher and fridge beneath the countertop. a door leads out to the garage which has been painted out and is being used as a utility and workshop area. Upstairs presents double bedroom 1 with built-in wardrobes and dressing tables, double bedroom 2 with feature box bay window, and bedroom 3 currently being used as a home office with fitted desk and cupboards. Outside to the front is a garden with border planting and driveway which provides off-road parking and access to the garage. To the rear the enclosed back garden has a patio to the house, lawn, and pathway to the sun terrace at the end of the garden. This property benefits from gas central heating to radiators, double glazing, and is well positioned for the local facilities in Churchill, and well as having easy access to the town center and major routes across the region.



**Details:**

**Hall**

**Lounge/Diner**

19' 1" x 10' 4" (5.81m x 3.15m)

**Extension**

7' 5" x 6' 0" (2.26m x 1.83m)

**Kitchen**

11' 6" x 7' 11" (3.50m x 2.41m)

**Bedroom One**

10' 8" x 9' 6" (3.25m x 2.89m)

**Bedroom Two**

9' 1" x 9' 1" (2.77m x 2.77m)

**Bedroom Three/Office**

7' 0" x 6' 1" (2.13m x 1.85m)

**Bathroom**

6' 0" x 5' 7" (1.83m x 1.70m)

**Garage**

**EPC Rating:**

**Council Tax Band:** (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 406956, or visit their website for more information: [www.morgants.co.uk](http://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?

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.

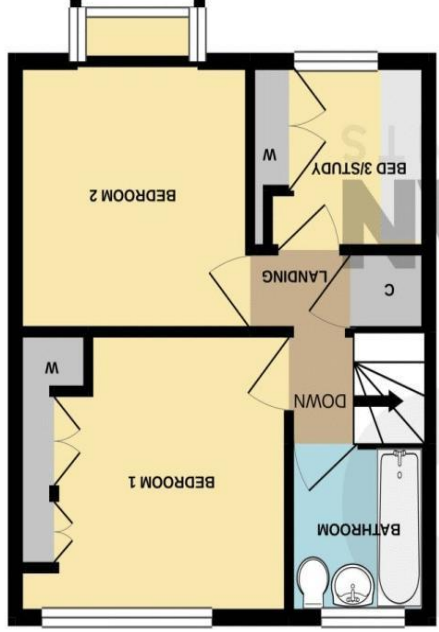
### Need a removal company and storage?

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  
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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