



**Wheatcroft Close, Redditch**

Offers in Excess of £170,000



**Features:**

- End of terrace home
- Two bedrooms
- Family bathroom
- Fitted kitchen/diner
- Lounge and ground floor WC
- Low maintenance rear garden
- Off-road parking
- EPC - C

**Description:**

A two-bedroom end of terrace home with off-road parking space in a sought-after area of Brockhill, Redditch. The ground floor accommodation comprises: an entrance hall with access to the ground floor WC, spacious lounge with gas feature fireplace and storage cupboard and the fitted kitchen/diner with integrated sink, gas hob, electric oven, space for a tall fridge freezer and washing machine and double doors opening out onto the rear patio. The first-floor landing establishes double bedroom one with storage cupboard space, double bedroom two with fitted wardrobes and the family bathroom providing fitted units, sink, WC and spacious walk-in shower. To the rear is a low maintenance garden laid to patio slabs and provides an outdoor tap and access to the rear parking space and road via the back gate. The front of the property is block paved and is accessed by a side pedestrian walkway. Furthermore, the property benefits from gas central heating, double glazed windows throughout and partially boarded loft space. Well situated in the sought-after area of Brockhill, the property benefits from being close to countryside walks. Redditch town centre is a short ride away boasting an assortment of amenities such as shops, bars and restaurants as well as local bus routes and the local train station. The property is also well located for access to motorway links (M42 & M5).





## Details:

### Entrance Hall

### Lounge

13' 7" x 12' 8" (4.14m x 3.86m)

### Kitchen/Diner

12' 7" x 9' 2" (3.83m x 2.79m)

### Ground Floor WC

### First Floor Landing

### Bedroom One

12' 8" x 8' 0" (3.86m x 2.44m)

### Bedroom Two

12' 7" x 7' 7" (3.83m x 2.31m)

### Family Bathroom

6' 8" x 6' 1" (2.03m x 1.85m)

**EPC Rating:** C

**Council Tax Band:** C (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?

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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?

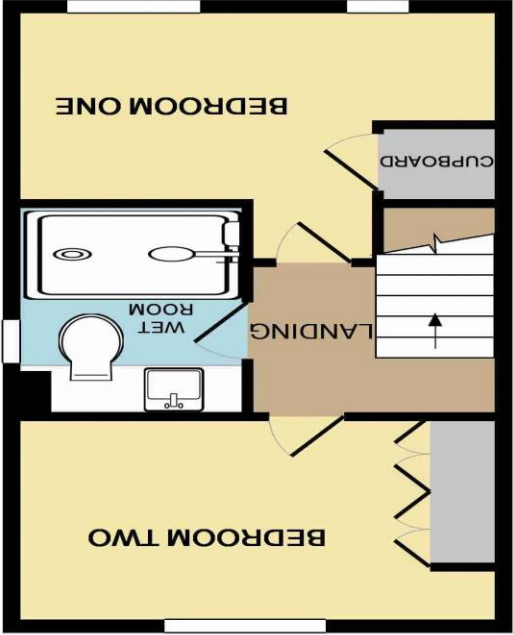
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GROUND FLOOR  
APPROX. FLOOR  
AREA 348 SQ.FT.  
(32.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 307 SQ.FT.  
(28.6 SQ.M.)  
TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.9 SQ.M.)

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