



## Hatton Close, Redditch

Offers in Excess of £250,000

**Features:**

- Modern detached home
- Four bedrooms
- Lounge to front
- Kitchen/diner with appliances
- Utility room
- Ground floor w.c.
- Ensuite and family bathroom
- Garage. Epc rating B

**Description:**

A most well presented, four bedroom detached home. Built in 2016, this most well presented, four bedroom detached property is part of a smaller development of newer homes, with the interior layout as follows:

Entrance hallway, leading to a ground floor w.c., storage cupboard and doors to the lounge. This has a window to front over looking a green space and grey carpeting to floor. Full width kitchen/diner, featuring an inset sink, gas hob with oven beneath, integrated fridge/freezer and dishwasher, ample dining space, patio doors to the garden, door returning to the hall and further door to a small utility room.

The first floor is given over to a master bedroom with en-suite shower room, double bedroom two and two further single bedrooms. The bathroom sits between with a mixer shower over the bath. Outside a small front garden sweeps around to the side, the rear garden has a patio area, the rest is laid mainly to lawn and a gate at the far end leads to the driveway in front of the separate garage. Double glazing comes as standard, there is still a builder's certificate present on the property and the radiators are fired by a gas heating boiler.

Locally, there is a good range of shops on Studley Road and a community centre and play park are close by. Good road transport links lead towards the town and out to surrounding areas to link with the M42. A major 24hr supermarket and some takeaways are situated in Oakenshaw a short drive away.



**Details:**

**Entrance Hallway ground floor w.c.**

**Lounge**

14' 6" x 10' 7" (4.42m x 3.22m)

**Kitchen/diner**

17' 7" x 10' 11" (5.36m x 3.32m)

**Utility Room**

5' 0" x 4' 0" (1.52m x 1.22m)

**Master Bedroom**

12' 4" x 10' 4" (3.76m x 3.15m)

**Bedroom 2**

11' 0" x 10' 4" (3.35m x 3.15m)

**Ensuite Shower Room**

6' 7" x 3' 10" (2.01m x 1.17m)

**Bedroom 3**

10' 9" x 6' 11" both max (3.27m x 2.11m)

**Bedroom 4**

7' 6" x 6' 10" (2.28m x 2.08m)

**Family Bathroom**

6' 7" x 6' 1" (2.01m x 1.85m)

**Separate Garage**

17' 2" x 8' 11" (5.23m x 2.72m)

**EPC Rating:** B

**Council Tax Band:** E (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.

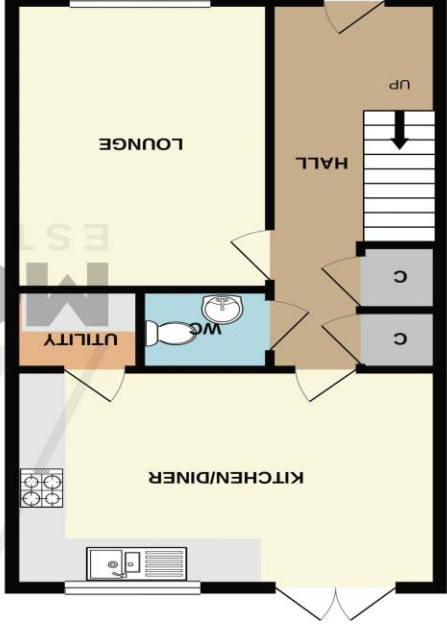
### Need a solicitor?

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.

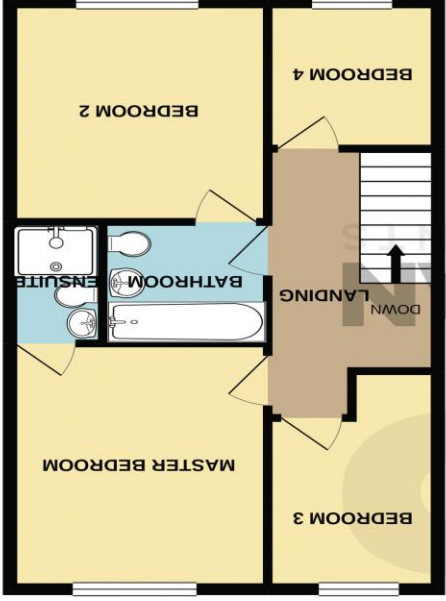
### Need a removal company and storage?

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  
670 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained these measurements of rooms, 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 service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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