



Brueton Drive, Redditch
Offers in Excess of £240,000

Features:

- Semi-detached home
- Three bedrooms
- Family Bathroom
- Fitted kitchen
- Open lounge/diner
- Private south facing rear garden
- Driveway with off-road parking and garage access.
- EPC -

Description:

A semi-detached family home well situated in Lodge Park, Redditch. The ground floor accommodation comprises: An entrance porch and hallway, fitted kitchen with integrated fridge, sink, gas hob and space for a washing machine and tumble dryer, open plan lounge/dining room with feature bow window, conservatory with access to the rear garden, ground floor WC and access to the integral garage. The first floor establishes: bedroom one with space for wardrobes, double bedroom two with space for wardrobes and view to the rear garden, well sized bedroom three and the family bathroom providing a sink, bath with overhead shower, WC and storage cupboard space. To the rear is a beautifully maintained and private south facing garden with an initial patio area, lawn, stone chipped seating area and side access. To the front of the property is a private driveway with off-road parking for three cars and access to the integral garage. Furthermore, the property benefits from gas central heating, double glazed windows throughout and loft space. Well situated in Lodge Park, the property is within walking distance to local amenities and schools (Oak Hill First School, St Bede's Catholic Middle School and Woodfield Academy). Redditch town centre is a short ride away boasting an assortment of such as shops and restaurants. It is also conveniently placed to access local bus routes, train station and main motorway networks (M5 & M42).



Details:

Entrance Porch

Entrance Hallway

Kitchen

8' 3" x 11' 3" (2.51m x 3.43m)

Lounge/Diner

24' 7" x 10' 8" (7.49m x 3.25m)

Conservatory

6' 7" x 10' 8" (2.01m x 3.25m)

Ground Floor WC

First Floor Landing

Bedroom One

12' 0" x 10' 9" (3.65m x 3.27m)

Bedroom Two

12' 0" x 10' 9" (3.65m x 3.27m)

Bedroom Three

8' 0" x 7' 0" (2.44m x 2.13m)

Family Bathroom

8' 4" x 7' 0" (2.54m x 2.13m)

Garage

EPC Rating:

Council Tax Band: C (tbc by solicitors).

Tenure: Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01527 406956.



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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.

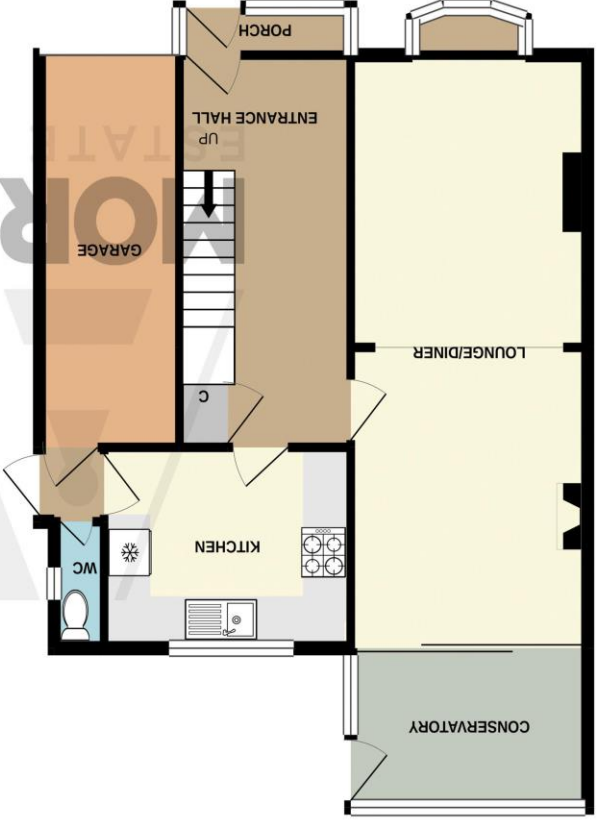
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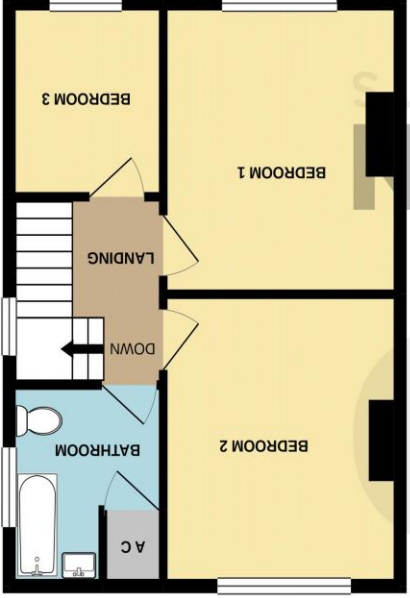
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GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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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