



**Minworth Close, Redditch**  
Offers in Excess of £120,000



**Features:**

- A first floor apartment
- Living room & fitted kitchen
- 2 bedrooms
- Bathroom
- Parking space & visitor parking
- Communal gardens
- Great location for amenities
- EPC - C

**Description:**

Occupying a sought after location in Webheath. This two bedroom first floor apartment has an attractive length of lease, as well as a private outlook, due to tree screening beyond the communal seating area.

The property briefly comprises: Secure entrance with intercom and stairs to the first floor. Initially the hallway has two useful storage cupboards and doors to the following rooms. A well proportioned living room with heating and point for t.v. Fitted kitchen having matching wall and base units, inset sink, gas hob with steel extractor above and built-in oven below, plumbing for a washing machine and space for an upright fridge/freezer. The main bedroom of some 13ft long has ample space for furniture and wardrobes, bedroom two is a good-sized single room, both looking out to the rear of the building. The three-piece bathroom has a shower over the bath, an inset shelf to the tiled walls, a w.c. sink and towel rail.

Outside there are communal gardens, a dedicated parking space, plus some visitors parking.

The property also benefits from gas central heating to radiators and double glazing.

The location is close to a local shop and a post office , a pub restaurant, open countryside and direct bus routes, as well as near to excellent commuter links across the region.





**Details:**

**Hall**

**Living Room**

14' 2" x 10' 1" (4.31m x 3.07m)

**Kitchen**

11' 11" x 6' 3" (3.63m x 1.90m)

**Bedroom 1**

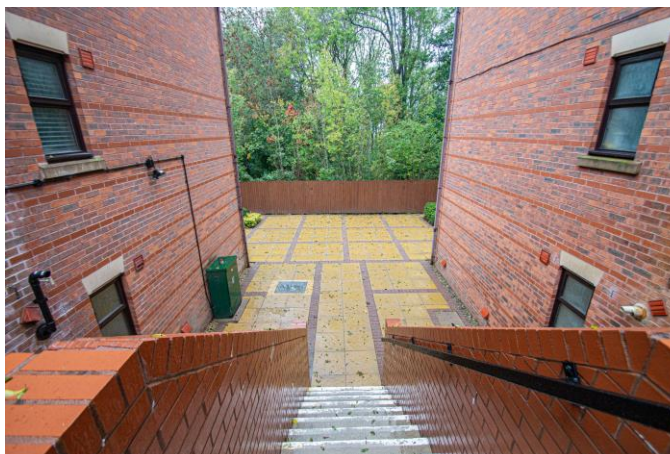
13' 3" x 8' 9" (4.04m x 2.66m)

**Bedroom 2**

11' 0" x 6' 7" (3.35m x 2.01m)

**Bathroom**

6' 9" x 5' 5" (2.06m x 1.65m)



**EPC Rating:** C

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** Leasehold (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.

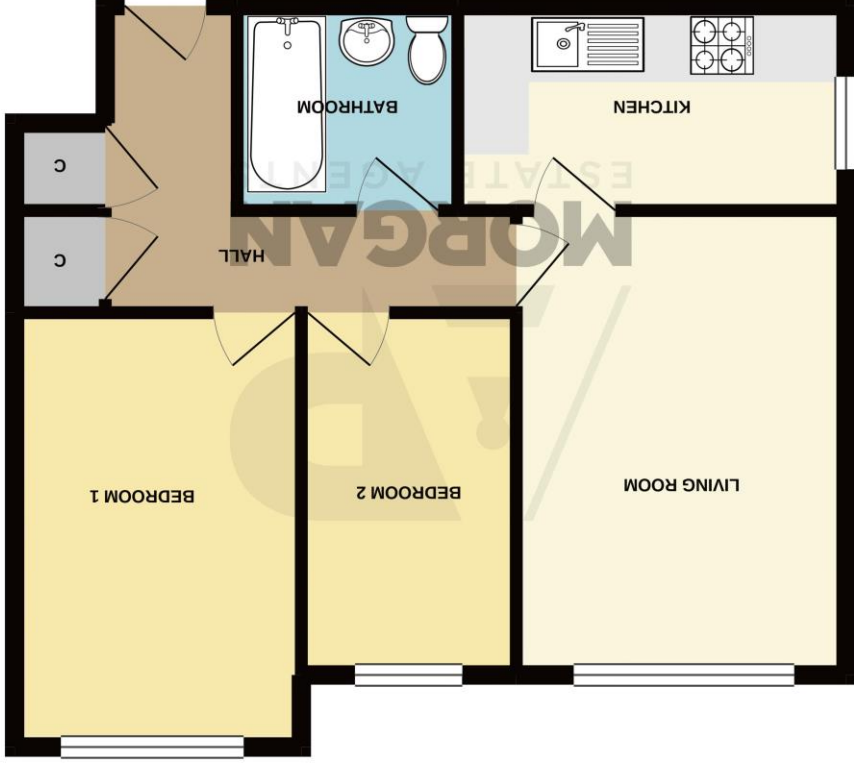
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Need a removal company and storage?

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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (49.0 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 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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