



**Hopesay Close, Redditch**  
Offers in Excess of £210,000



**Features:**

- Semi-detached home
- Two bedrooms
- Family bathroom
- Fitted kitchen
- Spacious lounge
- Large rear garden
- Off-road parking
- EPC - B

**Description:**

A well-presented two-bedroom home in the sought-after area of Webheath, Redditch. The ground floor accommodation comprises: Entrance hall, fitted kitchen with integrated gas hob, sink and space for a freestanding fridge/freezer, spacious lounge with dual aspect windows and double doors leading to the rear garden and the ground floor WC. The first floor landing establishes: Bedroom one with space for wardrobes and windows to the front, double bedroom two with built in cupboard space and space for wardrobes with view to the rear garden and the family bathroom providing a bath with overhead shower, sink and WC. The rear garden is spacious and low maintenance with initial patio area then mainly laid to lawn with storage timber shed and flowerbeds. To the side of the property is a private driveway with off-road parking and access to the rear garden. Furthermore, the property benefits from double glazed windows, gas central heating and loft space. Well situated in a highly sought-after area of Webheath, the property provides easy access to an assortment of amenities, local schools, bus routes, train station and motorway networks (M5 and M42).



**Details:**

**Entrance Hall**

**Kitchen**

8' 7" x 6' 7" (2.61m x 2.01m)

**Lounge**

15' 8" x 12' 8" (4.77m x 3.86m)

**Ground Floor WC**

**First Floor Landing**

**Bedroom One**

9' 2" x 13' 7" (2.79m x 4.14m)

**Bedroom Two**

8' 4" x 12' 9" (2.54m x 3.88m)

**Family Bathroom**

6' 0" x 5' 5" (1.83m x 1.65m)

**EPC Rating:** B

**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.





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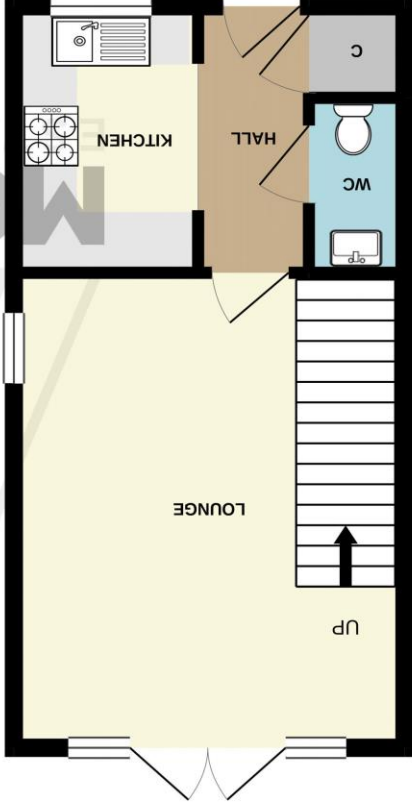
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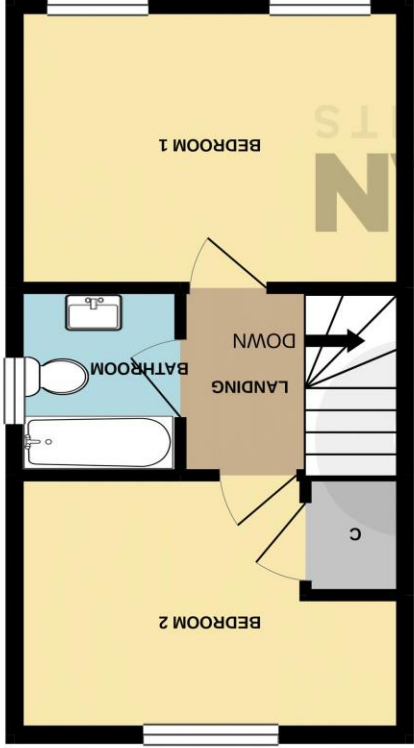
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GROUND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.6 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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