



**Broadwas Close, Redditch**  
Offers in Excess of £260,000



**Features:**

- Semi-detached home
- Master bedroom with sizeable en-suite
- Two further bedrooms
- Modern kitchen/breakfast room
- Separate dining room
- Lounge with feature fireplace
- Private driveway
- EPC -

**Description:**

A well-presented, three-bedroom, semi-detached home, well placed in Church Hill South, Redditch. The ground floor accommodation comprises: Modern Fitted kitchen/breakfast room with integrated appliances (sink, fridge, microwave, and dishwasher) along with space for a range cooker and rear garden access, the separate dining room has a feature bow window and access to the first-floor landing, the spacious lounge benefits from a feature log burner and dual aspect windows. The first-floor landing establishes: Master bedroom with dual aspect windows and a sizeable en-suite benefitting from a shower, separate roll top bathtub, sink and WC, double bedroom two with a handy storage cupboard, well sized bedroom three with a view to the rear, and the family bathroom providing a bath, sink and WC. To the rear is a low maintenance garden with an initial patio area perfect for garden furniture, a storage shed and a summer house benefitting from plumbing and electrics. To the front of the property is a private driveway with off-road parking. Well placed for local shops, schools, and community facilities, as well as superb road transport links to motorway junctions and into Redditch Town Centre.





**Details:**

**Kitchen/Breakfast Room**

20' 4" x 11' 6" (6.19m x 3.50m)

**Dining Room**

17' 1" x 11' 7" (5.20m x 3.53m)

**Lounge**

22' 6" x 11' 2" (6.85m x 3.40m)

**First Floor Landing**

**Master Bedroom**

14' 8" x 11' 4" (4.47m x 3.45m)

**En-suite**

7' 5" x 11' 2" (2.26m x 3.40m)

**Bedroom Two**

9' 2" x 11' 8" (2.79m x 3.55m)

**Bedroom Three**

10' 7" x 6' 8" (3.22m x 2.03m)

**Family Bathroom**

7' 8" x 4' 6" (2.34m x 1.37m)

**EPC Rating:**

**Council Tax Band:** B (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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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.

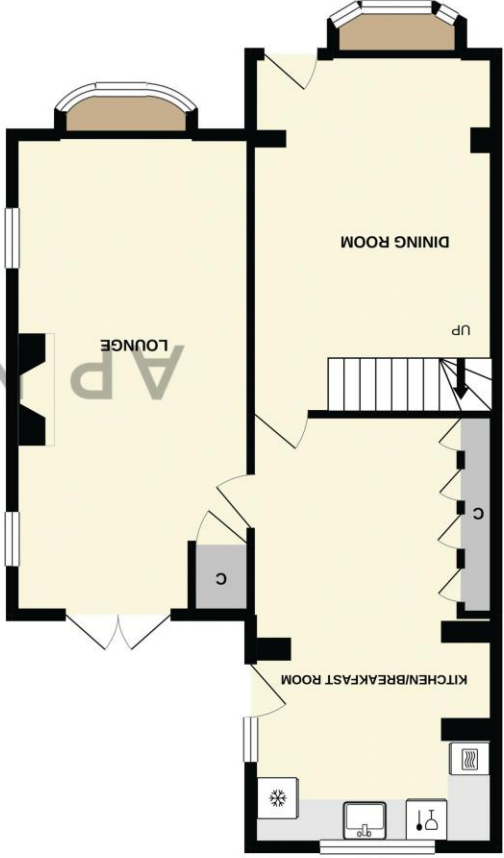
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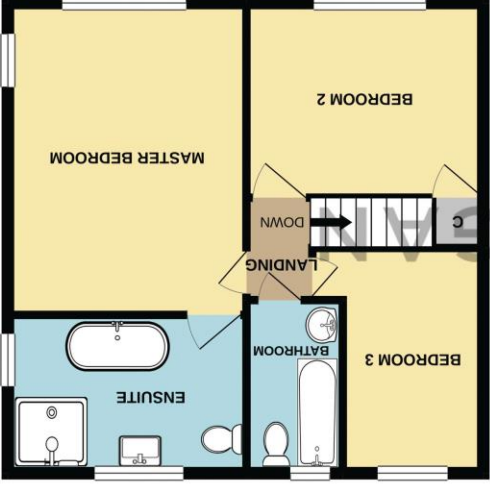
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GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 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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