

**Badger Close, Redditch** Offers in Excess of £220,000

### **Features:**

- Three bedroom semi-detached house
- Spacious living accommodation
- Living room and dining conservatory
- 2 Double & 1 Single Bedroom(s)
- Kitchen & Family Bathroom
- Pleasant Rear Garden
- Tandem Garage & Private Driveway
- CHAIN FREE

## **Description:**

\*\*\* CHAIN FREE \*\*\* This Well-Presented & Spacious Three-Bedroom Semi-Detached House with Side Garage & a Private Driveway enjoys a pleasant cul-de-sac location within a wellestablished residential area. The property provides excellent access to the local amenities, schooling, supermarket, 24hrs garage/store, bus route, Arrow Valley Lake Park and national highway network. The layout briefly comprises: Entrance Porch, Hallway, Kitchen, Spacious Living Room, Good-sized Dining Conservatory and a Side Garage to the Ground Floor; Master Bedroom, Second Double Bedroom, Single Third Bedroom and a Family Bathroom to the First Floor. The property further benefits from a Tandem Side Garage, Private Driveway Parking, Pleasant Rear Garden, Double Glazing and Gas-fired Central Heating System.













# **Details:**

**Living Room** 14' 11'' x 13' 8'' (4.54m x 4.16m)

**Dining Conservatory** 17' 1'' x 10' 7'' (5.20m x 3.22m)

**Kitchen** 10' 4'' x 8' 1'' (3.15m x 2.46m)

**Bedroom One** 14' 1'' x 9' 0'' (4.29m x 2.74m)

**Bedroom Two** 9' 11'' x 7' 7'' (3.02m x 2.31m)

**Bedroom Three** 6' 1'' x 6' 1'' (1.85m x 1.85m)

Family Bathroom

Garage

EPC Rating: D Council Tax Band: (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?

#### Seganom 6 beek

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 406956, or visit their website for more information: 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.

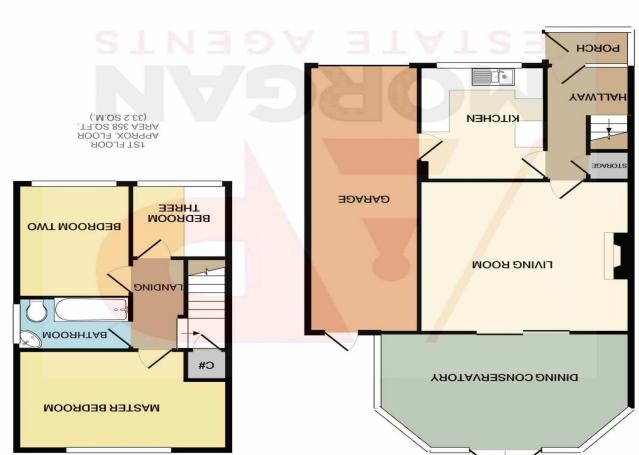
#### Solicitor?

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.

#### Seed 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, to arrange a survey.

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GROUND FLOOR APPROX. FLOOR AREA 740 SQ.FT. (.M.D 8.88)

Q.M.) TOTAL APPROX, FLOOR AREA 1098 SQ.FT. (102.0 SQ.M.) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, or doors, windows, norms and any other items are approximate and should be used as a use by any provide the accuracy of the stream and should be used as a used as the provide the accuracy of the part of the stream and bloor any error.

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