



Elrington Close, Redditch
Offers in Excess of £265,000

Features:

- Three storey semi detached house
- Four bedrooms
- Lounge and conservatory
- Kitchen/diner
- Bathroom, plus ensuite shower room
- Ground floor w.c.
- Garage and driveway
- Epc rating C

Description:

A very well presented 4-bedroom modern town house, in the Brockhill area of Redditch. The property briefly comprises, hall, W.C., kitchen/diner with inset sink and drainer, integrated electric oven and hob, fridge/freezer, washing machine, and dishwasher. The hall leads on to the spacious lounge, and through french windows to the conservatory giving access to the rear garden. The first floor presents double bedrooms 2 and 3, single bedroom 4, the family bathroom, and storage cupboard on the landing. The second floor presents the Master bedroom with dressing area with fitted wardrobes, en-suite shower room, and small eaves storage cupboard. Outside to the front is a lawn frontage, to the side is tandem off-road parking for 2 cars and access to the garage. To the rear the garden has both patio and lawn areas with borders. The property further benefits from gas central heating, double glazing, and is ideally located for Redditch town centre and its amenities, train and bus stations, as well as commuter routes across the area to the M5 and M42.



Details:

Entrance Hallway

Ground floor w.c.

Kitchen/diner

16' 1" into bay x 9' 3" (4.90m x 2.82m)

Lounge

16' 11" x 11' 8" (5.15m x 3.55m)

Conservatory

9' 3" x 6' 8" (2.82m x 2.03m)

Stairs rise to first floor landing

Bedroom 2

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

Bedroom 3

12' 4" x 9' 2" (3.76m x 2.79m)

Bedroom 4

7' 10" x 6' 7" (2.39m x 2.01m)

Bathroom

Stairs rise to upper floor

Master Bedroom

22' 8" x 12' 5" both maximum (6.90m x 3.78m)

En-suite

Garage

17' 4" x 8' 2" (5.28m x 2.49m)

EPC Rating: C

Council Tax Band: D (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?

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

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.

Need a 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.

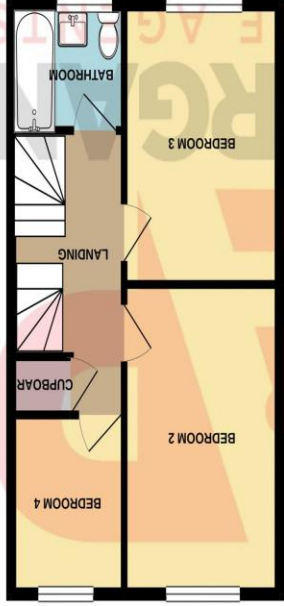
Need a removal company and storage?

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, to arrange a survey.

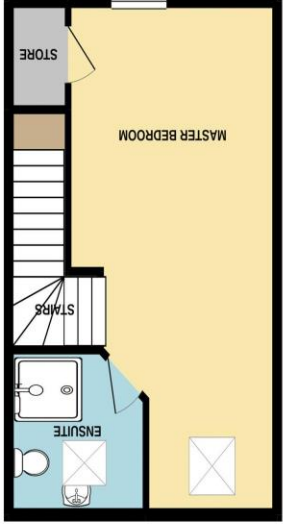
GROUND FLOOR
625 sq. ft. (58.0 sq. m.) approx.



1ST FLOOR
415 sq. ft. (38.5 sq. m.) approx.



2ND FLOOR
362 sq. ft. (33.6 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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TOTAL FLOOR AREA: 1401 sq. ft. (130.2 sq. m.) approx.

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