



Almondsbury Close | Pointers Way | Redditch | Worcestershire

Offers in Excess of £220,000

# Almondsbury Close

Pointers Way | Redditch

**Modern double fronted end property – Three bedrooms**

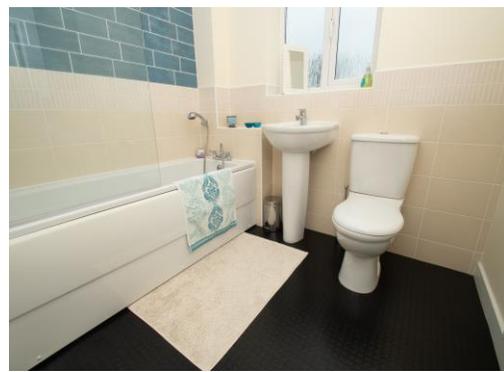
A most well presented, three bedroom, double fronted end property. Occupying a corner plot on the Pointers Way development. Easily reachable for the town centre amenities, shops, cinema, railway and bus connections, as well as within minutes of open countryside via main road transport links.

The layout briefly comprises: Welcoming entrance hallway, having under stairs cupboard and access to a cloaks/w.c. Spacious lounge, with bay window to front and window to side. Kitchen/diner, with French doors to the garden, inset sink, integrated oven, gas hob, built-in dishwasher and space for further appliances, as well as ample dining space.

Upstairs has a delightful family bathroom with detail wall tiling, white suite and shower over the bath. The master bedroom has window to side, two separate fitted wardrobes and access to a spacious en-suite shower room. Double bedroom two and then single bedroom three, where the vendor is willing to leave the free standing wardrobe neatly set to the alcove. Outside: The garden is edged by brick walling, is laid initially with a paved patio area leading onto the lawn, a gate opens to the front. Behind the property there is a courtyard housing the garage, being the middle one of three in a block, with parking in front.

Other benefits include: Double glazing, gas central heating system to radiators, 2013 new build certificate present.





# Details

## Entrance Hallway

## Lounge

19' 8" into bay. x 10' 0" (5.99m x 3.05m)

## Kitchen/Diner

18' 5" x 9' 0" (5.61m x 2.74m)

## Ground Floor W. C.

## Stairs rise to first floor landing

## Master Bedroom

12' 0" min x 10' 0" (3.65m x 3.05m)

## Ensuite Shower Room

9' 0" x 3' 10" (2.74m x 1.17m)

## Bedroom 2

10' 11" x 9' 0" (3.32m x 2.74m)

## Bedroom 3

9' 0" x 7' 4" both max (2.74m x 2.23m)

## Bathroom

7' 6" x 6' 3" (2.28m x 1.90m)

## Separate Garage in block behind the properties

17' 4" x 8' 4" (5.28m x 2.54m)

**Please Note:** These plans are for information only and not to scale.

**Tenure:** We have been advised by our vendor that the property is **Freehold** (tbc by solicitors).

**EPC:**

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



**Office Opening Times:** Monday – Friday (9am – 5:30pm) | Saturday (9am – 4pm) | Sunday & Bank Holidays (Closed)

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