



**Upper Field Close, Redditch**  
Offers in Excess of £180,000



**Features:**

- 4-bedroom end of terrace house
- Spread over three floors
- Lounge & kitchen diner
- Bathroom & G.F. W.C.
- 2 double bedrooms
- Gas C.H. & double glazing
- EPC rating C
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**Description:**

A well-presented 4-bedroom end of terrace town house spread over three floors in cul-de-sac location, well positioned for local shops and amenities as well as main commuter routes to the town centre and the M42 and M5.

The property briefly comprises: Storm porch, hall, generous lounge overlooking the rear garden, a kitchen/diner with space for a dining table and 6 chairs, whilst the kitchen area has an inset sink, integrated electric oven and hob, matching units and cupboards with space and connections for a washing machine and dryer.

Upstairs the first floor presents double bedroom 1, bedroom 4, and the family bathroom with shower over the bath. Rising to the second floor is double bedroom 2 and bedroom 3, two storage cupboards, and airing cupboard.

Outside to the front is the grassed lawn where communal parking is available, and to the rear is the enclosed garden with easy maintenance patio, decking, and gravel borders.

The property further benefits from gas central heating to radiators, instant hot water, and double glazing.





**Details:**

**Storm Porch**

**Hall**

**Lounge**

14' 0" x 11' 0" (4.26m x 3.35m)

**Kitchen/Diner**

17' 6" x 12' 0" max (5.33m x 3.65m)

**Stairs rise to first floor**

**Bedroom 1**

11' 5" max x 10' 8" max (3.48m x 3.25m)

**Bedroom 4**

11' 5" x 6' 6" (3.48m x 1.98m)

**Bathroom**

**Stairs rise to second floor**

**Bedroom 2**

11' 6" x 10' 7" (3.50m x 3.22m)

**Bedroom 3**

11' 6" x 6' 8" (3.50m x 2.03m)

**EPC Rating: C**

**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.**



How can we help you?

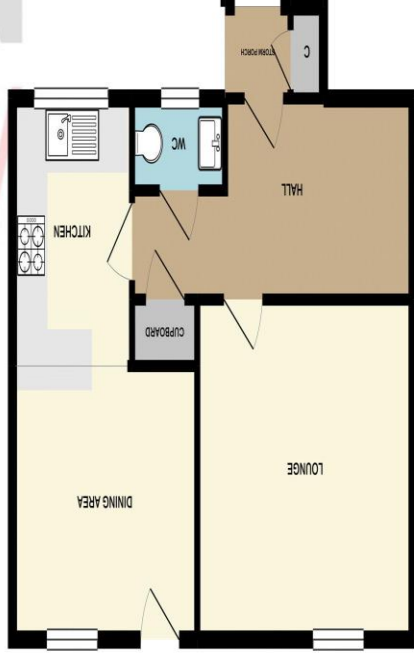
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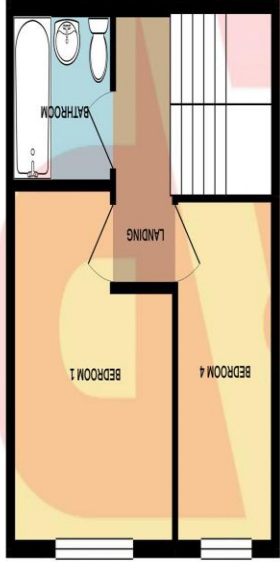
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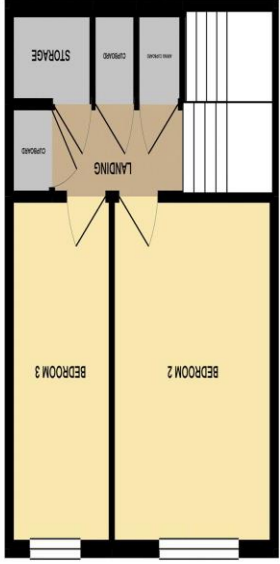
GROUND FLOOR 473 sq. ft. (44.0 sq. m.)



1ST FLOOR 300 sq. ft. (27.9 sq. m.)



2ND FLOOR 300 sq. ft. (27.9 sq. m.)



**MORGAN**  
**ESTATE AGENTS**

TOTAL FLOOR AREA: 1074 sq. ft. (99.8 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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