



**38 Hawksbury Close**

Redditch, B98 9JR

**Andrew Grant**



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**1 Bedroom    1 Bathroom    1 Reception Room**

This well proportioned one bedroom first floor maisonette home offers a fantastic opportunity for first time buyers or investors looking to add their own stamp to their new home.

- Only has 56 years remaining on the lease. The cost of a new 125 year lease is £18,850 plus solicitors fees. CASH BUYERS ONLY.
- A well proportioned one bedroom terraced home offering excellent potential.
- Bright and spacious living room with a feature fireplace.
- Functional kitchen with ample storage and worktop space.
- Generous double bedroom with large windows allowing plenty of natural light.
- Generously sized driveway with space for multiple vehicles.

Leasehold / 473 sq ft (43.9 sq m)







## The living room

A spacious and inviting living area with a feature fireplace, perfect for cosy evenings. The room benefits from a large window, ensuring an abundance of natural light. With its generous proportions, this space is ideal for both relaxing and entertaining.







## The kitchen

The kitchen is designed for practicality, featuring ample worktop space and storage solutions. A large window allows for plenty of natural light, making it a bright and airy space. There is room for appliances, making it a functional and well organised area.





## The bedroom

The bedroom is generously sized and benefits from a large window that allows natural light to flood in. It offers plenty of space for bedroom furnishings, making it a comfortable and relaxing retreat.





## The bathroom

The bathroom features a traditional suite including a bathtub with an overhead shower, a wash basin and a toilet. The space is practical and ready for personalisation to suit your style.



## Location

Redditch is a thriving town in Worcestershire with excellent transport links, including easy access to the M42 and direct train services to Birmingham.

The town boasts a variety of local amenities, including shopping centres, supermarkets, schools and leisure facilities. Surrounded by beautiful countryside, Redditch offers the perfect balance of convenience and green spaces, making it an attractive place to live for professionals, couples and retirees alike.

## Services

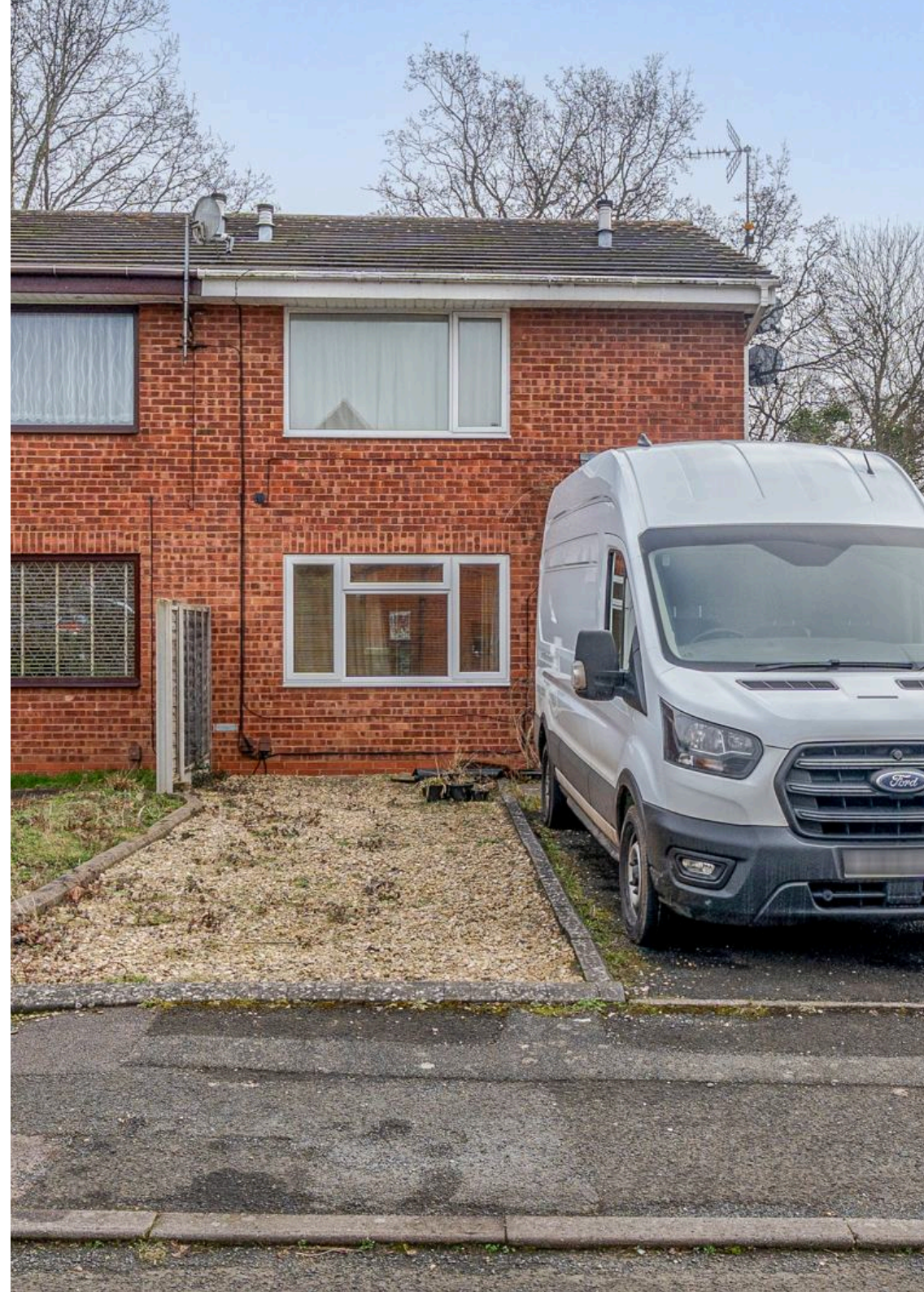
The property benefits from mains gas, electric and water.

## Council Tax

The Council Tax banding for this property is **Band A**

## Leasehold Information

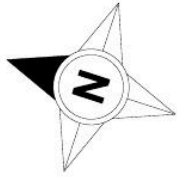
This property is a leasehold with 56 years remaining on the lease.



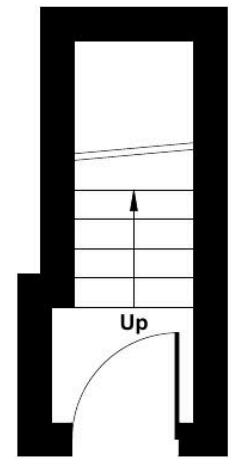
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Approximate Area = 473 sq ft / 43.9 sq m

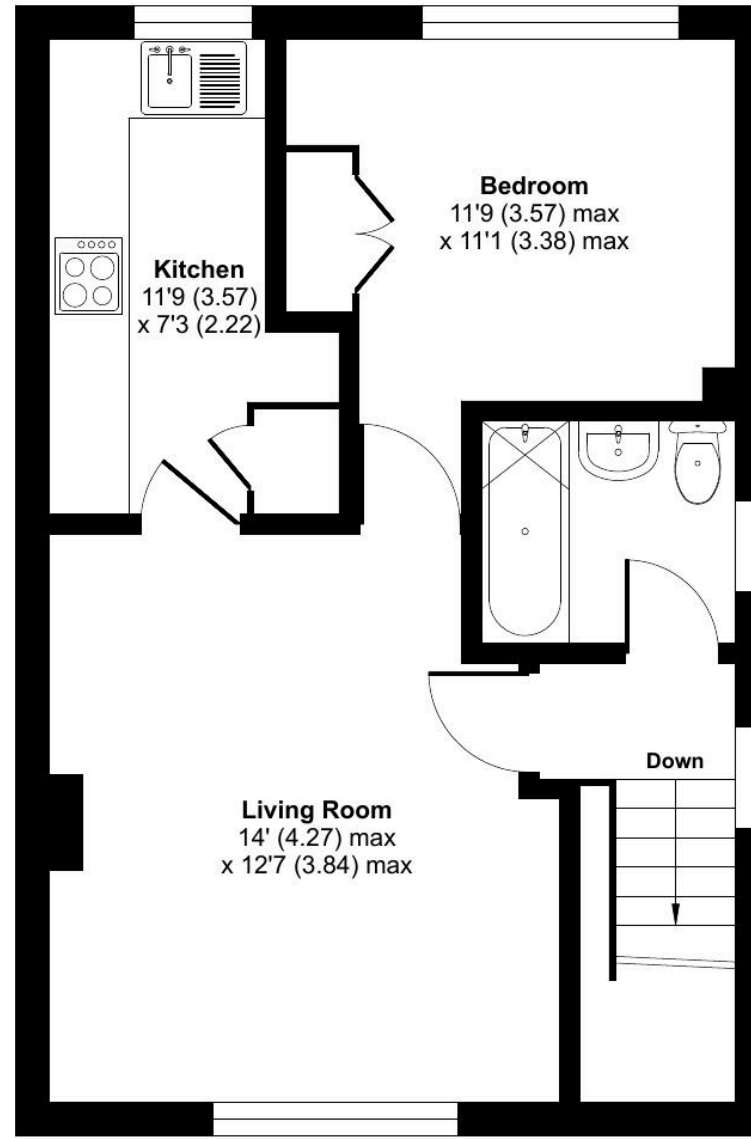
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.





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