



VICTORIA FITZPATRICK POWERED BY **exp** TM UK

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# Kenchester Close, Matchborough East, Redditch

Offers Over £255,000

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**\*\*PLEASE QUOTE REFERENCE VF0345 WHEN ARRANGING YOUR VIEWING\*\***

A well proportioned three-bedroom semi-detached property located in the popular location of Matchborough East, Redditch.

The property comprises of; porch, entrance hallway, modern kitchen, lounge, family room and downstairs WC. Upstairs offer three bedrooms and modern family bathroom. Outside the property benefits from generous tarmac driveway, single garage and secure rear garden.

**Entrance Hallway** - An inviting entrance hall leads onto kitchen and lounge, with stairs leading to first floor, radiator and wood effect flooring

**Kitchen** - Fitted with a range of wall and base units, ample work surfaces, stainless steel sink and drainer with mixer tap over, space for kitchen appliances, double glazed window to front, radiator and door to garage

**Lounge** - This spacious room is located to the rear of the property, with wood effect flooring, radiator, double glazed patio doors to rear opening into garden and door to additional family room

**Family Room** - This additional reception room is multi functional, currently being used as office/gym space with access to downstairs WC, radiator, wood effect flooring and double glazed doors to rear

**Downstairs WC** - Downstairs wc with wash hand basin and radiator

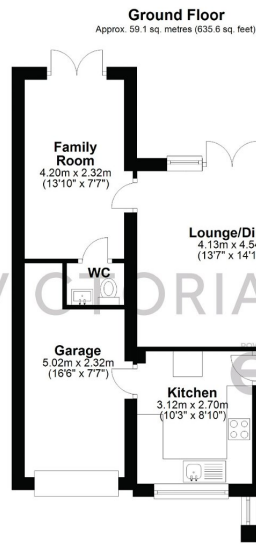
**Landing** - With doors leading to bedrooms, bathroom and storage cupboard

**Master Bedroom** - With fitted wardrobes, double glazed window to rear and radiator

**Bedroom Two** - Double glazed window to rear and radiator

**Bedroom Three** - Double glazed window to rear and radiator





Total area: approx. 92.4 sq. metres (994.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- QUOTE REFERENCE VF0345
- POPULAR LOCATION
- LOUNGE AND FAMILY ROOM
- THREE BEDROOMS
- GARAGE WITH ELECTRIC SHUTTER DOOR
- THREE BEDROOM SEMI DETACHED FAMILY HOME
- MODERN KITCHEN & BATHROOM
- DOWNSTAIRS WC
- OFF ROAD PARKING
- PRIVATE REAR GARDEN



171010204\_15104 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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20, Kenilworth Close BEDDITCH Suffolk	Energy rating <b>C</b>	Valid until: 6 November 2024 Certificate number: 86647929-2399-3843-4902																																																
Property type	Semi-detached house																																																	
Total floor area	80 square metres																																																	
<b>Rules on letting this property</b>																																																		
Properties can be let if they have an energy rating from A to E.																																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords">guidance for landlords on the requirements and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords</a> ).																																																		
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This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																																
<a href="#">See how to improve this property's energy efficiency.</a>		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																																
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<https://find-energy-certificates.service.gov.uk/energy-certificates/86647929-2399-3843-4902/print.html>

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