



20 ASTON CLOSE, REDDITCH, B98 7GA
ASKING PRICE £245,000



A fantastic opportunity to purchase a spacious and well maintained three bedroom, mid terrace home in Woodrow North which is just under 10 years old and offers modern accommodation throughout.

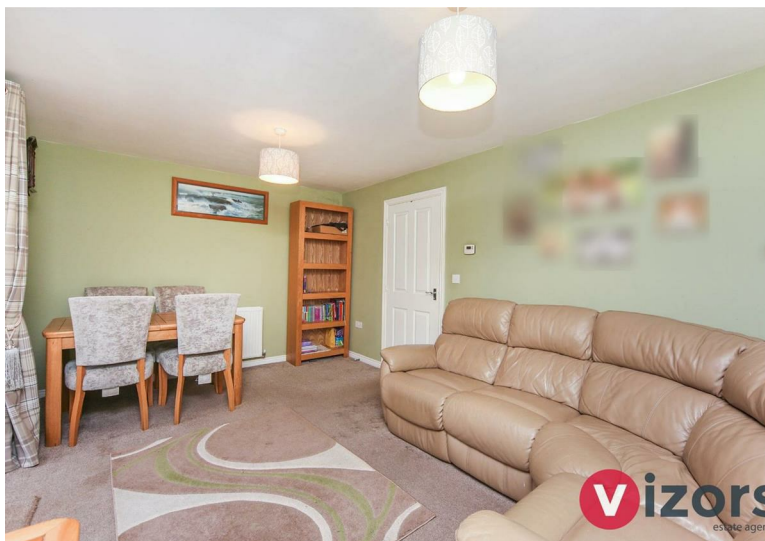
Tucked away at the end of a cul-de-sac, the property is approached via a driveway to the front with two allocated parking spaces leading to the front door, inside the property on the ground floor is an entrance hallway with stairs to the first floor landing, kitchen breakfast room with some built in appliances, a spacious guest WC, under stairs storage cupboard and to the rear is a living room with patio doors opening onto the rear garden. On the first floor is a principal bedroom with built in sliding door wardrobe storage and ensuite shower room, a further double bedroom and smaller third single room along with a modern family bathroom. To the rear of the property is a pleasant, enclosed rear garden which isn't overlooked from the rear, which is rare for a new build estate. The garden offers a patio area, lawned space and borders with some plants, shrubs and bushes along with a rear access gate.

This agent feels this property could be ideal for a growing family or first time buyer and is situated close to many local amenities, post office, bus route, Alexandra Hospital and has easy access to Motorway links in the surrounding area and must be seen to appreciate the accommodation on offer.

EPC - B

Council Tax Band - C

Tenure - Freehold (subject to solicitor confirmation)



Approach

The property is approached from a tarmac drive to the front giving two parking spaces along with a pathway leading to the front door



Hallway

Entrance hallway with stairs to the first floor landing, doors into the breakfast kitchen, lounge diner & guest WC along with understairs storage cupboard



Kitchen Breakfast room

11'9" max x 8'6" max (3.60 max x 2.60 max)
With an array of base and wall units and some integrated appliances.



Living Room

15'8" max x 11'10" max (4.80 max x 3.61 max)
A pleasant lounge at the rear of the property with doors opening out to the rear garden



Guest WC

With basin and WC



Bedroom One

11'5" max x 9'10" max (3.50 max x 3.00 max)
Principal bedroom with built in sliding door wardrobe storage and door to ensuite Shower room

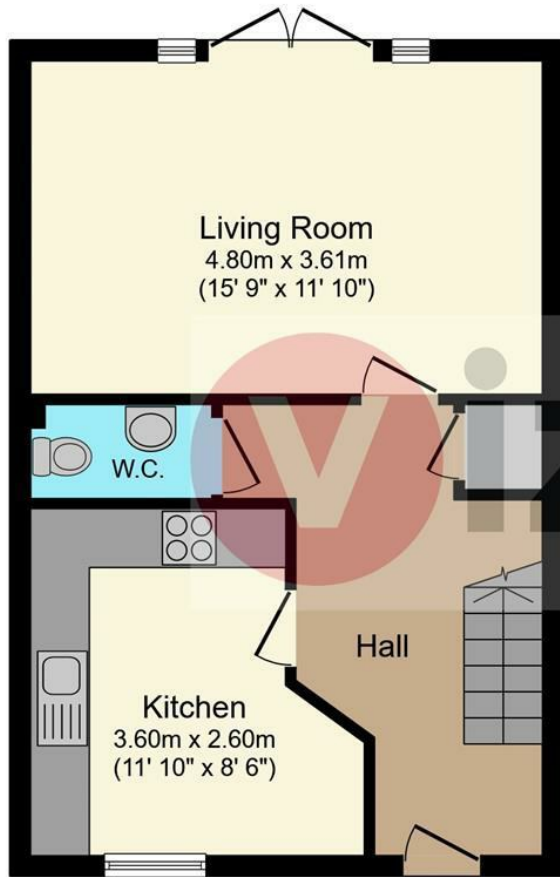


Ensuite

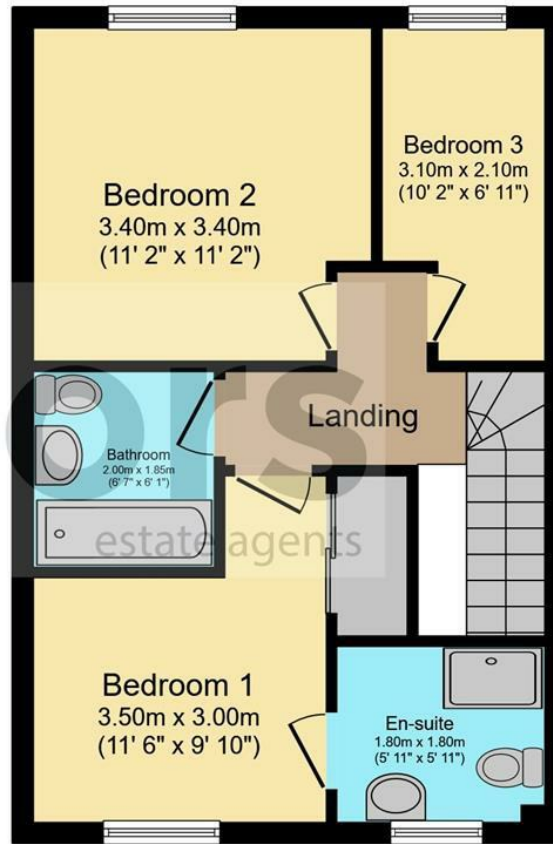
5'10" max x 5'10" max (1.80 max x 1.80 max)
With Basin, WC, and shower enclosure



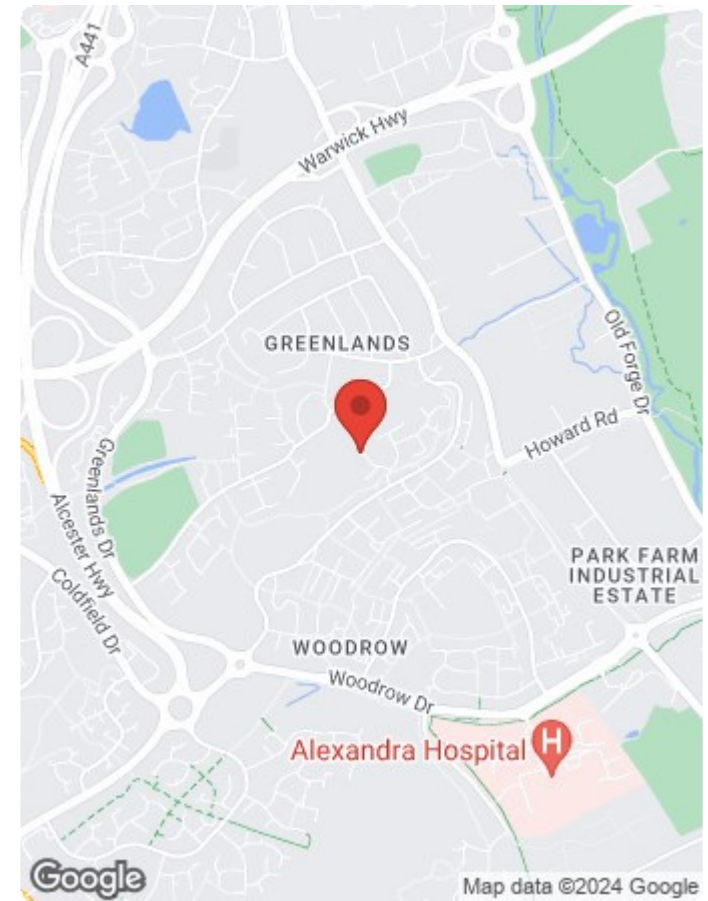




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com



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