



**39 CRANHAM CLOSE, REDDITCH, B97 5AY**  
**OFFERS OVER £300,000**

# 39 CRANHAM CLOSE, REDDITCH, B97 5AY

ON OFFER WITH NO ONWARD CHAIN - Set in an enviable position in Headless Cross, very close to Morton Stanley Park & Redditch Golf Course.

This impressive two bedroom link-detached bungalow has been generally well maintained over the years, but could benefit from some improvements. The property is tucked off a small road off Cranham Close, leading to just 3 properties. The property offers; entrance hall, generous living room, dining room, kitchen, bathroom, two bedrooms, conservatory, garage and driveway.

EPC Rating- D

Council Tax- D.

Tenure- Freehold (subject to solicitor confirmation).

Please read the following; The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts,

## Approach

Driveway to the side of the property leads to the main entrance door at the side and continues to the garage.

## Entrance Hall

Leads off to kitchen, living room, bedrooms and bathroom.

## Kitchen

8'6" max x 7'10" max (2.60m max x 2.40m max)

## Living Room

19'8" max x 11'1" max (6.00m max x 3.40m max)

With door into;

## Dining Room

15'9" max x 9'3" max (4.81m max x 2.84m max )

Which in turn has a door giving integral access to the garage and further door into;

## Conservatory

9'4" max x 9'2" max (2.85m max x 2.80m max )

## Bedroom One

17'0" max x 7'10" max (5.20m max x 2.40m max)

With built-in wardrobes.

## Bedroom Two

9'10" max x 9'2" max (3.00m max x 2.80m max)

## Shower room

6'10" max x 6'6" max (2.10m max x 2.00m max)

## Garage

17'4" max x 8'6" max (5.30m max x 2.60m max)

## Rear Garden

With paving, lawned section of shub/bush insets.



