



27 ALDER CARR CLOSE, REDDITCH, B98 7PF  
OFFERS OVER £120,000

## 27 ALDER CARR CLOSE, REDDITCH, B98 7PF

ON OFFER WITH NO ONWARD CHAIN - this quirky shaped second floor, one bedroom apartment offers modern living accommodation throughout and is deceptively spacious.

Set in the central location of Greenlands sits this top floor, one bedroom apartment which offers, entrance hallway, open plan kitchen/living space with Juliette balcony, a large double bedroom with fitted wardrobe and Juliette balcony and good size bathroom with shower over bath. The property also benefits from having an allocated parking space.

### Approach

The property is approached via a secure door entry system with stairs leading to the upper floors

### Open plan Kitchen/Living Space

23'11" max x 11'1" max (7.30 max x 3.40 max )

With an array of base and wall units in the kitchen which is open to the living area with Juliette balcony.

### Bedroom

13'1" max x 9'10" max (4.00 max x 3.00 max )

A good size double bedroom with fitted wardrobes and Juliette balcony.

### Bathroom

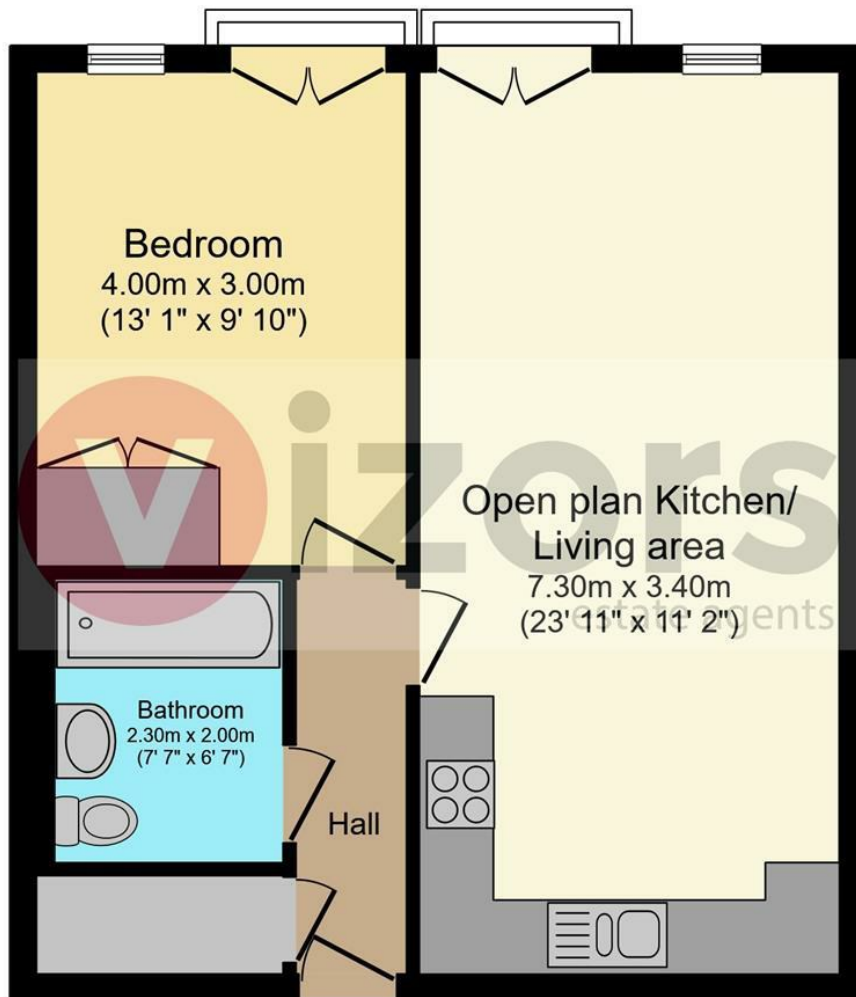
7'6" max x 6'6" max (2.30 max x 2.00 max )

With basin, WC, Shower over bath.

### Parking

One allocated parking space.





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

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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