

26 RUSHOCK CLOSE, REDDITCH, B98 7UG  
OFFERS OVER £160,000



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THREE BEDROOM END TERRACED HOME WITH OPTIONS TO BUY TO LIVE IN, OR FOR INVESTMENT FOR BUY-TO-LET!!

Set in the popular area of Woodrow South is this three bedroom, end of terrace property that is ideal for a growing family and offers entrance hallway, kitchen diner, living room, one double bedrooms, two single bedrooms and a separate bathroom and WC. The property benefits from no onward chain and communal parking. Tenants in situ currently paying £750 PCM

### Approach

#### Kitchen Diner

16'6" max x 7'10" max (5.05 max x 2.41 max )

With an array of base and all units, space for appliances

#### Living Room

15'9" max x 11'0" max (4.81 max x 3.36 max )

#### Bedroom One

11'1" max x 10'7" max (3.40 max x 3.25 max )

#### Bedroom Two

10'7" max x 5'11" max (3.25 max x 1.81 max )

#### Bedroom Three

10'8" max x 5'11" max (3.26 max x 1.81 max )

#### Bathroom

5'11" max x 4'11" max (1.81 max x 1.52 max )

With basin and bath

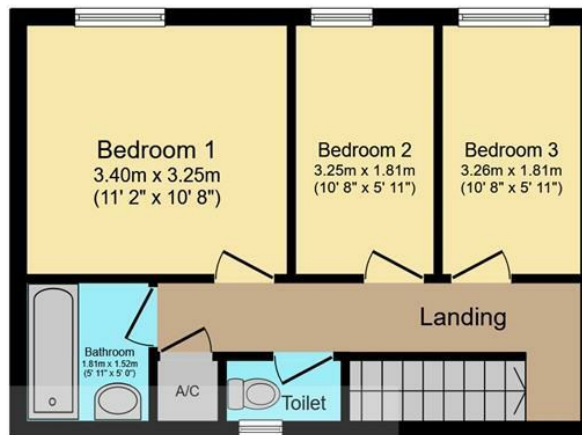
#### Seperate WC

The property has a separate bathroom and WC to the first floor.

#### Garden

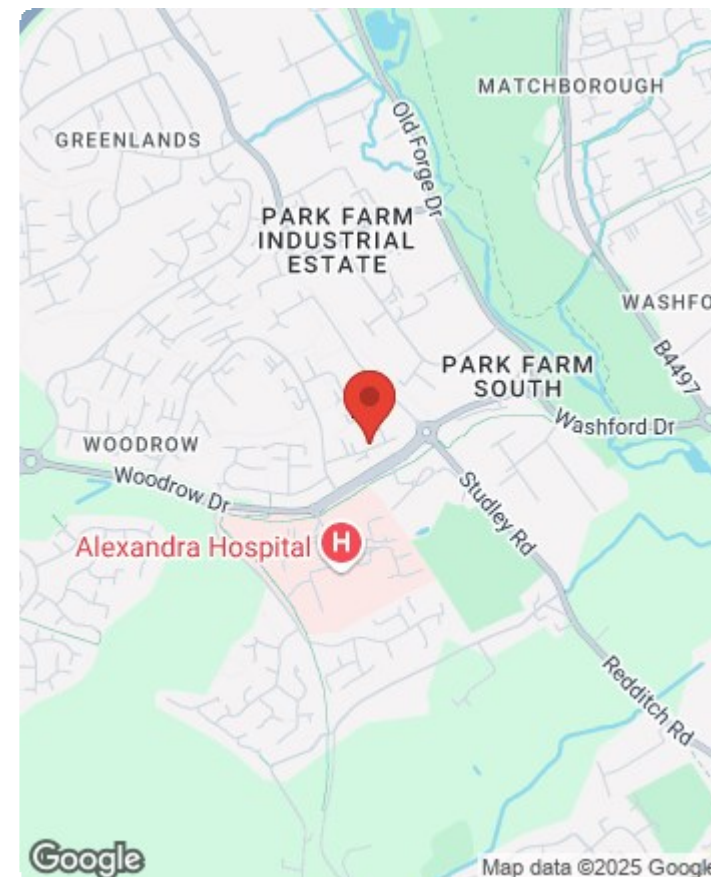
An enclosed rear garden with patio area and faux grass





**Outbuilding**

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>		<b>88</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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