

15 STONEHOUSE CLOSE, REDDITCH, B97 4LF
OFFERS OVER £185,000

BUNGALOW FOR THE OVER 60'S, ON OFFER WITH NO ONWARD CHAIN!!!

Set in the popular & convenient district of Headless Cross, this end terrace bungalow has been generally well maintained over recent years. The property is age restricted, with buyers needing to be over 60 years of age. The property is tucked away in a pleasant end/corner position, and offers; living room, fitted kitchen, main bedroom, additional bedroom (which could be used as a dining room or office), shower room/wet room. To the rear of the property is a communal garden space which is shared with the other residents within the road, having a pleasant initial paved seating area. This property offers someone independence within their own living space but allows for peace of mind that the 24/7 warden call system provides help and support where necessary. There is communal parking in the cul-de-sac.

EPC - E.

Council Tax Band - C

Tenure - Freehold (subject to solicitor confirmation)

The seller advises the agent that they pay a service charge of £166.33 PCM.

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, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.



Approach

A paved pathway with ramp and handrails leads up to the main front entrance via;



Entrance Porch

With built in storage cupboard to the side and main entrance door into;

Entrance Hall

With door to living room, doorways/archway through to;

Kitchen

13'8" max x 6'9" max (4.17m max x 2.08m max)



Living Room

16'2" max x 10'1" max (4.93m max x 3.09m max)

With double glazed sliding patio doors leading out to the rear, door to Bedroom One and door to inner hallway.



Bedroom One

10'6" max x 9'10" max (3.22m max x 3.00m max)



Bedroom 2/Dining Room

10'6" max x 7'9" max (3.22m max x 2.38m max)

A versatile room, the agent feels could be a second bedroom, or equally a dining room/office.



Shower Room/Wet Room

5'11" max x 5'10" max (1.81m max x 1.79m max)

Off the living room is an inner hallway, this in turn has doors leading to an airing cupboard (with hot water cylinder) and further storage cupboard, and then doorway leads into the shower room.



Outside

For ease for the over 60's outside is a maintained, shared garden area. There is an initial paved area which leads onto lawn.



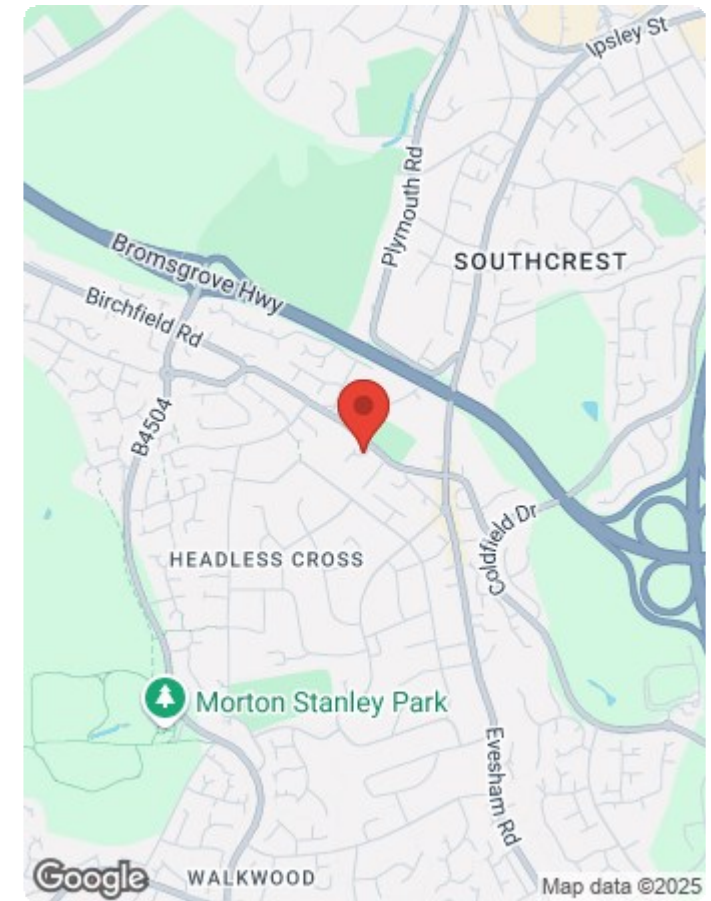


GROUND FLOOR 51.45 sq. m.
(553.80 sq. ft.)



TOTAL FLOOR AREA : 51.45 sq. m. (553.80 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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	



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