



36 RYTON CLOSE, REDDITCH, B98 0EW  
£110,000



ON OFFER WITH NO ONWARD CHAIN - An ideal buy to let or first time buy property. Situated in Matchborough West, this two bedroom first floor flat is presented to a very good standard and benefits from a long lease. In brief, the property comprises of lounge, kitchen, two bedrooms, bathroom, garage and parking. Viewings on this property are strongly recommended.

EPC - D

Lease term remaining - 978 years

Ground Rent & Service charge - see notes below.

Agent Note - The seller advises they have never had to pay any ground rent or service charge since owning the property in 2021 however it is noted in the lease a £100.00 PA cost until 2036, rising to £200.00 until 2069. Any interested parties should seek legal advice to satisfy themselves, prior to any legal commitment to purchase.

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

The property is approached via parking space to the front and garage, path to shared front door to the ground floor property and to number 36. Stairs lead up to the landing.



### Landing

Doors to living room, kitchen, bedrooms, bathroom and airing cupboard

### Living Room

15'4" max x 10'8" max (4.69m max x 3.27m max )  
Opening into the kitchen



### Kitchen

7'10" max x 6'9" max (2.39m max x 2.08m max )



### Bedroom One

12'5" max x 9'11" max (3.80m max x 3.03m max)



### Bedroom Two

9'6" max x 6'10" (5'6" min) (2.90m max x 2.10m (1.70m min))  
This room incorporates a recess leading partially over the stairs



### Bathroom

6'9" max x 6'5" max (2.08m max x 1.97m max )



### Garage

not measured (not measured)  
En bloc with parking to front. White garage door in the photo, positioned at almost central.

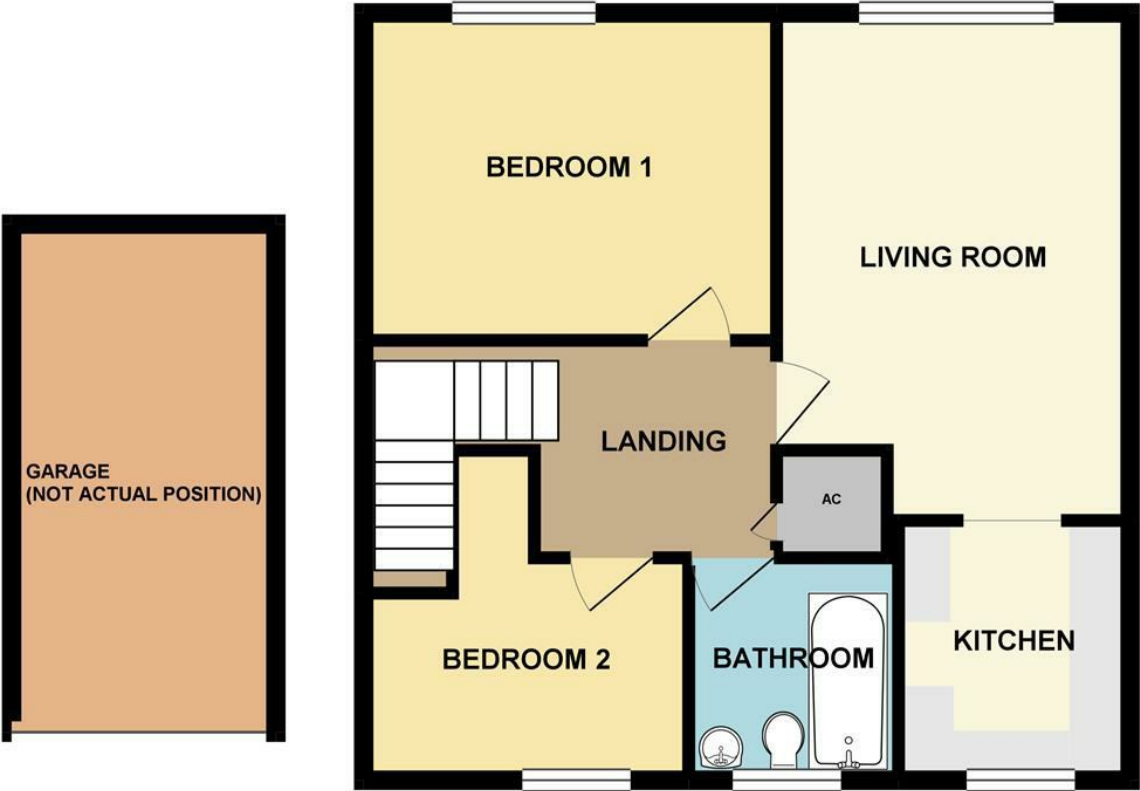








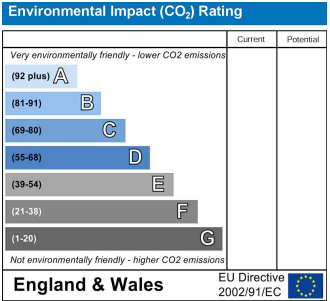
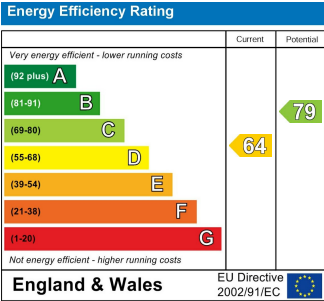
GROUND FLOOR 61.71 sq. m.  
( 664.24 sq. ft. )



TOTAL FLOOR AREA : 61.71 sq. m. ( 664.24 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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