



40 RANGEWORTHY CLOSE, REDDITCH, B97 5HY

ASKING PRICE £175,000

A BEAUTIFULLY PRESENTED ONE BEDROOM HOME SET ON THIS VERY POPULAR CLOSE IN WALKWOOD, REDDITCH.

This impeccably presented one bedroom 'quad style' home is set on this very highly regarded close in Walkwood, is offered with no onward chain and comprises; partially open plan living & kitchen, with some solid wood flooring, feature wall wooden pannelling, integrated electric oven and hob, a spiral staircase leads to the first floor; with a generous bedroom with a built-in cupboard & storage recess, lovely bathroom suite. Outside there is a foregarden and a stone chipped section to the side, communal parking bay at the front and further parking area at the side with two allocated spaces. Viewing is advised.

EPC - In progress.

Council Tax - A.

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, and that any interested parties must make their own enquiries and satisfy themselves before any

Approach



At the front of the property is a shared parking bay, in addition at the side are further allocated parking spaces. Steps lead up to the main front entrance, with cupboard to one side, main entrance door into;

Living Room

15'9" max x 13'1" max (4.81m max x 4.00m max)



These measurements incorporate the kitchen area too, which is semi-open plan with the living room. With wooden flooring, spiral stairs to the first floor, leads into;

Kitchen

6'7" max x 5'10" max (2.01m max x 1.79m max)



With integrated electric oven, electric hob, plumbing and space for a washing machine.

Landing

Leads off to;

Bedroom

13'1" max x 10'8" max/ 8'2" min (4.00m max x 3.26m max/ 2.50m min)



With loft access, door to cupboard and a storage recess.

Vizors Estate Agents Ltd

Hyde House, 52 Bromsgrove Road
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Bathroom

7'2" max/5'6" x 5'6" max (2.20m max/1.70m x 1.70m max)



Outside



There are two lawned sections at the front plus a stone chipped section to the side.

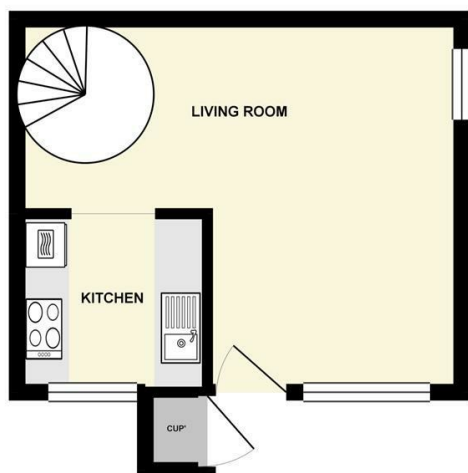
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GROUND FLOOR 19.86 sq. m.
(213.80 sq. ft.)



1ST FLOOR 19.30 sq. m.
(207.71 sq. ft.)



TOTAL FLOOR AREA : 39.16 sq. m. (421.51 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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