



**10 HEDGEROW CLOSE, REDDITCH, B98 7QE**  
**OFFERS OVER £130,000**



# 10 HEDGEROW CLOSE, REDDITCH, B98 7QE

ON OFFER WITH NO ONWARD CHAIN is this two bedroom, first floor apartment. The accommodation offers: Hallway, Open plan kitchen/living space with Juliette balcony, a double bedroom with ensuite shower room, a further double bedroom, family bathroom and storage cupboards. There is also one allocated parking space.

EPC - B  
Council Tax - B

## Approach

### Open plan Kitchen/Living Space

20'4" max x 11'1" max (6.20 max x 3.40 max )

Open plan space with fitted kitchen leading into the living room/dining space with Juliette balcony.

### Bedroom One

16'4" max x 15'3" max (5.00 max x 4.66 max )

With door into the ensuite

### Ensuite

7'10" max x 5'8" max (2.41 max x 1.73 max )

With basin, WC and shower enclosure

### Bedroom Two

9'2" max x 8'4" max (2.80 max x 2.55 max )

### Bathroom

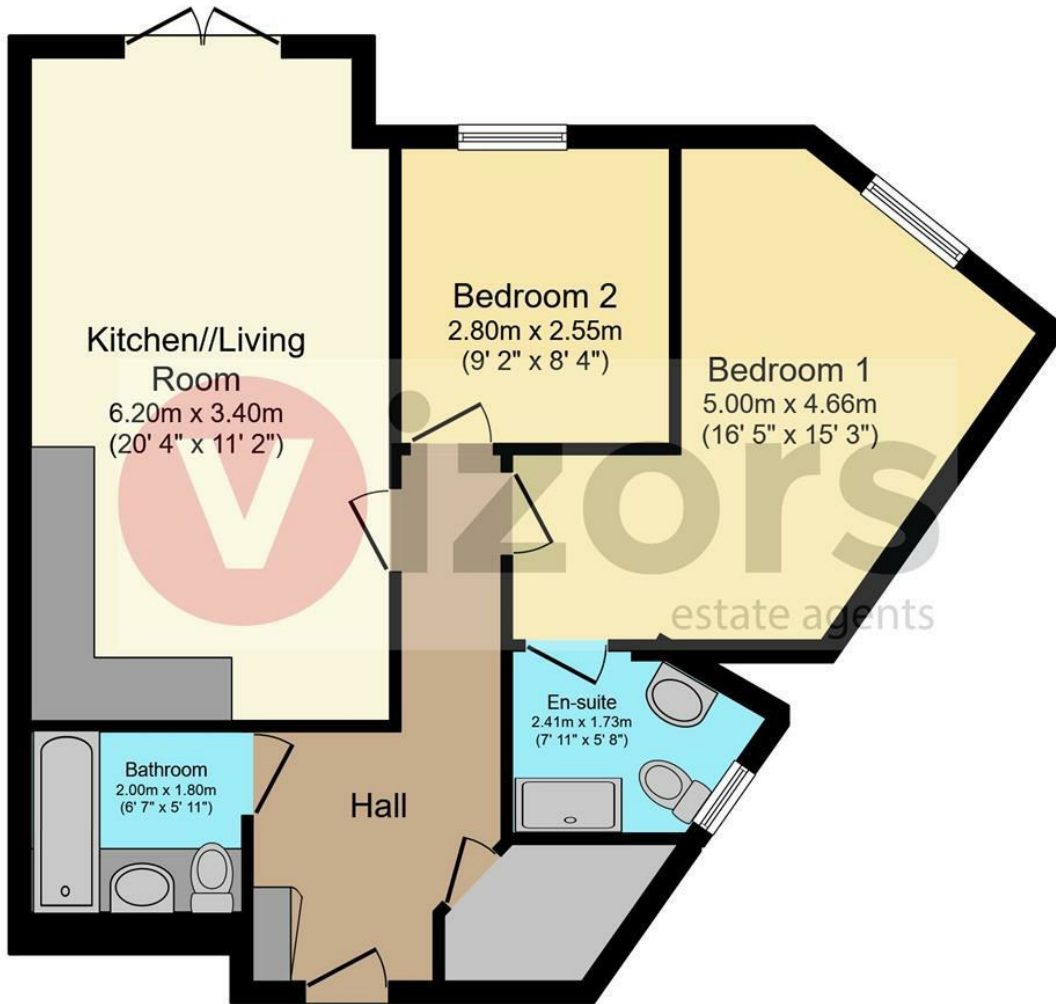
6'6" max x 5'10" max (2.00 max x 1.80 max )

With basin, WC and bath.

### Parking

There is one allocated parking space with this property





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	84 88

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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