

# HUNTERS®

HERE TO GET *you* THERE



Reynard Close

, Redditch, B97 6PY

£1,350 Per Month

3 1 1 C

Council Tax:



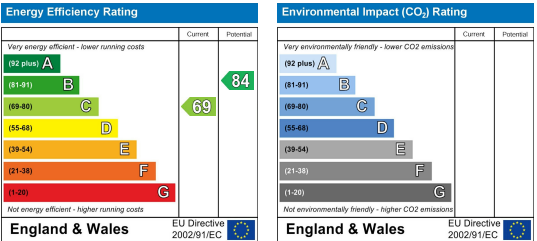
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters North East Worcestershire Lettings Office on 0152760889 if you wish to arrange a viewing appointment for this property or require further information

- THREE BEDROOM
- SOUGHT-AFTER AREA
- EPC-C
- DETACHED
- WEBHEATH
- COUNCIL TAX D



Hunters Redditch is delighted to present this spacious three-bedroom detached property, ideally located in the highly sought-after area of Webheath, Redditch.

"The remaining work will be completed shortly, and the carpets will be installed in the bedrooms."

Upon entering the home, you're welcomed by an entrance hallway that leads to a generously sized lounge, a modern kitchen/diner, and a conservatory—perfect for additional living space or entertaining. The ground floor also benefits from a guest WC and internal access to the garage for added convenience.

Upstairs, the first floor offers two spacious double bedrooms and a versatile third bedroom with built-in storage, ideal for use as a study, nursery, or guest room.

Externally, the property boasts a private rear garden with a patio area, a well-maintained lawn, and outdoor storage. To the front, there is a driveway providing off-road parking for two vehicles.

Located in a desirable residential area, the property is close to a variety of local amenities including shops, schools, and parks. It also offers excellent transport links, with easy access to Redditch Town Centre, Birmingham, and the M42 & M5 motorways.

Council Tax Band: D  
EPC Rating: C

MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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