

# property details **approval form**

15 Maisemore Close, REDDITCH, Worcestershire, England, B98 9LN

**Date:** 07 June 2024

**Property Ref and Version:** RDC109206 - 0015

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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offers over £375,000

Tenure: Freehold

## >> **key features**

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- > NO CHAIN
- > FOUR BEDROOMS
- > OPEN PLAN STYLE KITCHEN DINING
- > UTILITY AND DOWNSTAIRS TOILET
- > LOUNGE
- > TWO BATHROOMS
- > GARAGE
- > EPC Rating: D

## >> **short description**

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Are you looking for a well looked after FOUR Bed DETACHED, with TWO BATHROOMS, Open plan style KITCHEN/DINING. UTILITY and DOWNSTAIRS TOILET . Being offered with NO CHAIN , this has the opportunity for someone to put their own mark on it and make it truly amazing.

## >> **long description**

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With three double bedrooms and a further good sized single sized bedroom, this FOUR bedroomed detached house is situated in the district of CHURCH HILL NORTH with open aspect to the front of the property. In close proximity to local schools, shops and transport links. The property is accessed by a private driveway off maisemore close along with two other properties, up to the driveway and leading to the main accommodation , then via a porch, into hall. There is a lounge, large open plan kitchen and dining area. Utility room and Downstairs toilet. Upstairs the landing gives access to four bedrooms and two bathrooms. To the front of the property, you have a garden, off road parking and access to the garage. To the rear of the property , there is a covered area opening into a delightful rear garden which gives you a great deal of privacy.

## >> **directions**

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## >> room description

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### **Approach**

Via a private drive, up to drive way that leads to main porch glazed door.

### **Porch**

Meters. Tiled floor. Obscure glazed door to main accommodation.

### **Hall**

Wall lights. Warm air vent. Door off to lounge. Stairs to upper accommodation.

### **Lounge**

20' 4" max x 9' 6" max into recess ( 6.20m max x 2.90m max into recess )

Double glazed window to front. Beams to ceiling, archway to front. Feature brick chimney breast with inset, wall-mounted gas fire. Feature display shelves. Wall lights. Door off to dining area.

### **Kitchen/Dining Room**

17' 5" max exclude door recess x 15' 2" max ( 5.31m max exclude door recess x 4.62m max )

Please note this measurement is the kitchen and dining area combined . There are several brick pillars within the dimensions to consider. The layout and size offers plenty of potential,

### **Kitchen Area**

Double glazed Window to rear. A range of fitted wall and a base units with work surface over. Space for range cooker . One and a half bowl sink with mixer tap over and drainer to side. Space for dishwasher and fridge. Door To Rear gives access to rear garden.

### **Dining Area**

Fitted wall and base units with work surface over. Glazed display cabinets. Wall lights . Door to understairs pantry with shelving. Door to side gives access to Utility.

### **Utility**

8' max x 7' 7" max exclude door recess ( 2.44m max x 2.31m max exclude door recess )

Double glazed window to rear. A range of fitted wall and base units with work surface over. Stainless steel sink with mixer tap over. Space for washing machine and Tumble dryer. Tiled floor. Roof access hatch. Door to rear gives access to a covered area within the garden benefiting with a Tiled floor, great for entertaining. Door to Downstairs toilet

### **Downstairs Toilet**

Obscure glazed window to side. Close couple toilet. Tiling to splash prone areas.

### **Landing**

Two loft access points. Warm air system. Door to built in storage cupboard housing hot water system. Obscure double glazed window to side. Doors off to four bedrooms and two bathrooms.

### **Bedroom One**

14' 7" max x 8' 1" ( 4.45m max x 2.46m )

**Your Shipways office:** 3 Alcester Street, REDDITCH, Worcestershire, B98 8AE

**T** 01527 65155 **E** Redditch@shipways.co.uk

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Double glazed window to front. Coving to ceiling.

### **Bathroom One**

Double glazed window to rear. Sink and pedestal. Shower cubicle with wall mounted shower and sliding screen. Close coupled toilet. Corner bath, shower with mixer tap over. Tiling to splash prone areas.

### **Bedroom Two**

13' 3" max exclude door recess x 8' 5" ( 4.04m max exclude door recess x 2.57m )

Double glazed window to front. Built in wardrobes.

### **Bedroom Three**

10' 10" x 8' 5" ( 3.30m x 2.57m )

Double glazed window to rear. Built in wardrobes.

### **Bedroom Four**

6' 7" max exclude door recess x 6' 6" ( 2.01m max exclude door recess x 1.98m )

Double glazed window to rear. Fitted storage cupboard with shelving. Overstairs boxwork.

### **Bathroom Two**

Obscure double glazed window to rear. Panelled bath with shower and mixer tap over. Sink and pedestal. Close couple toilet. Tiled walls.

### **Front Garden**

Laid lawn with shrubs. Gated access to rear. Wall to side. Off-road parking.

### **Rear Garden**

A south east facing garden , offers Laid lawn with flower beds housing a range of plants and shrubs. Gravelled beds. Feature tiled patio with roof cover. Fence to side and rear.

### **Garage**

17' 3" max x 8' 3" max ( 5.26m max x 2.51m max )

Up and over door to front. Gas meter. Visual inspection is required to ensure it meets your needs and is suitable for your requirements prior to purchase.

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## >> **property images**



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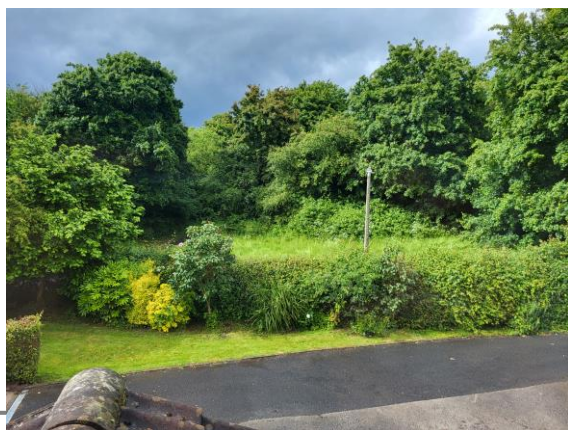
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## > > **property images**

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## >> floor plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## >> approval

	Signature	Date
Frances Bloomfield		
Mr S. Clarke		