



**Harbury Close, REDDITCH B98 0EF**

**welcome to**

**Harbury Close, REDDITCH**

Do you want something you can mould to your own specification? Then this could be for you. The garage conversion could be altered or even converted back into a garage. There is a Lounge, Kitchen Diner, Two bedrooms and family bathroom. Come take a look!





**Ground Floor**



**First Floor**

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.

### **Approach**

Via pathway up to obscure double glazed door to side. Door to

### **Hall**

Built-in storage cupboard. Stairs to upper accommodation. Door to kitchen.

### **Lounge**

17' 8" max into recess x 12' 3" ( 5.38m max into recess x 3.73m )  
(Reduced Ceiling Height). Double glazed window to rear. Coving to ceiling. Wall lights. Laminate flooring.

### **Kitchen**

17' 6" max x 9' 3" max into recess ( 5.33m max x 2.82m max into recess )  
Double glazed patio doors to rear gives access to rear garden. Double glazed window to front. Inset spotlights. Tiled floor. A range of fitted wall and base units with roll top work surface over. One and a half stainless steel sink with mixer tap over and drainer to side. Fitted oven, grill and hob with extractor over. Space for a washing machine and fridge. Tiling to splash prone areas.

### **Office (converted Garage Area)**

9' 6" x 8' 11" ( 2.90m x 2.72m )  
Boiler. Door to garage/storage area.

### **Landing**

Obscure glazed panel to front. Loft access. Door to built-in storage cupboard. A door boarded up. Doors off to

### **Bedroom**

12' x 11' 10" max ( 3.66m x 3.61m max )  
Double glazed window to rear. Coving to ceiling.  
Radiator.

### **Bedroom**

12' 2" x 9' 6" ( 3.71m x 2.90m )  
Double glazed window to rear. Coving to ceiling.  
Radiator.

### **Toilet**

Obscure double glazed window to front. Close coupled toilet.

### **Bathroom**

Obscure double glazed window to front. White suite comprised of a panelled bath with wall mounted shower over. Sink and pedestal. Tiling to splash prone areas. Heated towel rail.

### **Garage/storage Area**

10' 5" x 8' 3" ( 3.17m x 2.51m )  
Please note: this could be reinstated as a garage. It is currently used as an office/storage area. Up and over door to front.

### **Front Garden**

Off road parking. Laid lawn. Hedges to side and front.

### **Rear Garden**

Paved patio area. Flower beds housing a variety of plants and shrubs. Fencing to sides and rear.



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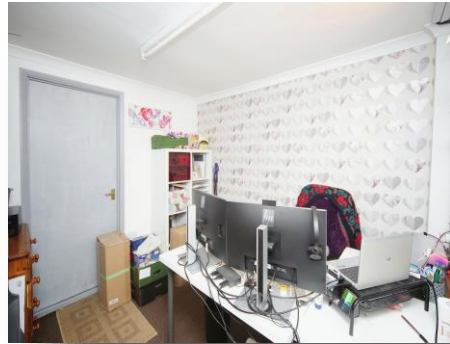
## Harbury Close, REDDITCH

- END TERRACE
- LOUNGE
- KITCHEN DINER
- PART CONVERTED GARAGE AREA
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: D

offers over

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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