



Heronfield Close, Redditch B98 8QL

welcome to

Heronfield Close, Redditch

Are you looking for a low maintenance property? This could be for you! With easy access being on the ground floor, this has a lease of 999 years and comes with a minimum 50% freehold share - give us a call to find out more!!

Porch

Obscure double glazed door to front and boiler.

Hallway

UPVC door to front, storage cupboard with space for free standing appliance (fridge-freezer). Modern central heating radiator, double glazed door to rear. Laminate flooring. Doors off to:

Shower Room

Obscure double glazed window to front, close coupled toilet, hand wash basin vanity unit with mixer tap. Shower cubicle with wall mounted shower and door. Tiles to splash prone areas, storage cupboard and modern central heating radiator. Feature cladding to walls.

Bedroom One

11' 9" x 8' 2" to wardrobe (3.58m x 2.49m to wardrobe)
Double glazed window to front, modern central heating radiator and fitted wardrobes.

Bedroom Two

10' 9" max x 9' 6" max (3.28m max x 2.90m max)
Double glazed window to rear and modern central heating radiator.

Open Plan Kitchen-Lounge

15' 11" max exclude door recess x 14' 9" max (4.85m max exclude door recess x 4.50m max)

Lounge Area

Double glazed window to rear and modern central heating radiator.

Kitchen Area

(Restricted ceiling height). A range of fitted wall and base units with roll top work surface over. Integrated electric oven, hob. Sink with mixer tap over and drainer to side. Extractor fan and space for free

standing appliance (dishwasher). Laminate flooring.

Front Garden

A low maintenance front garden with two gated accesses to the front, decking and artificial turf.

Rear Garden

A low maintenance rear garden with decking area, artificial turf and sheltered terrace with integrated speakers. Space for a shed and gate access to the car port and potential road parking.

Parking

Potential road Parking and a carport. Communal parking.

Agents Note

Council Tax Band A.





view this property online shipways.co.uk/Property/RDC109284



welcome to

Heronfield Close, Redditch

- A GROUND FLOOR MAISONETTE
- TWO BEDROOMS
- SHOWER ROOM
- OPEN PLAN KITCHEN-LOUNGE
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: E

£180,000



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.

view this property online shipways.co.uk/Property/RDC109284



Property Ref:
RDC109284 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01527 65155



Redditch@shipways.co.uk



3 Alcester Street, REDDITCH, Worcestershire,
B98 8AE



shipways.co.uk