



**Cosford Close, Redditch B98 0BH**





**welcome to**

## **Cosford Close, Redditch**

What a clean and Tidy property, which has scope to grow with you . Come take a look to appreciate it.

### **Approach**

You approach via a pathway leading up to the porch door.

### **Porch**

Obscure double glazed panel to front. Laminate flooring and Obscure double glazed door to main accommodation

### **Lounge**

13' max x 10' 9" max into chimney breast ( 3.96m max x 3.28m max into chimney breast )  
Double Glazed window to front. Coving to ceiling , dado. A feature marble effect Back, hearth and wood surround with Gas fire. Radiator. Opening to dining room

### **Dining Room**

10' 11" max x 9' 6" max into recess ( 3.33m max x 2.90m max into recess )  
Double glazed patio doors to rear gives access to rear garden . Coving to ceiling , dado and Radiator.

### **Kitchen**

11' 1" max x 9' 6" max into recess ( 3.38m max x 2.90m max into recess )  
Double glazed window to sides and rear. Double glazed door to rear gives access to rear garden A range of fitted wall and base units with work surface over. Sink , Mixer and drainer to side. Tiling to splash prone areas. Space for cooker, washing machine. Laminate flooring . Door to storage cupboard housing Boiler.

### **Landing**

Double glazed window to side. Coving to ceiling. Loft access . Doors off to:-

### **Bedroom**

13' 5" max x 10' 4" max into door recess ( 4.09m max x 3.15m max into door recess )  
Double glazed window to front Coving . Radiator

### **Bedroom**

11' 10" max into recess x 9' 2" max ( 3.61m max into recess x 2.79m max )  
Double glazed window to side. Coving to ceiling. Loft access . Doors off to:-

### **Bedroom**

7' 4" max exclude door recess x 6' 6" max ( 2.24m max exclude door recess x 1.98m max )  
Double glazed window to front. Coving to ceiling. Dado. Door to over stairs storage cupboard.

### **Garage**

19' max x 7' 9" max ( 5.79m max x 2.36m max )  
(please check your own measurements to make sure it fits your requirements). Up and over door to front with glazed panel above.

### **Rear Garden**

Paved patio area. Feature pond . Laid lawn. Further patio area to rear. Flower beds housing a variety of plants and shrubs. Fence to sides and Rear. Outside water tap.

### **Front Garden**

Off road parking. Laid Lawn Flower bed housing a variety of plants,





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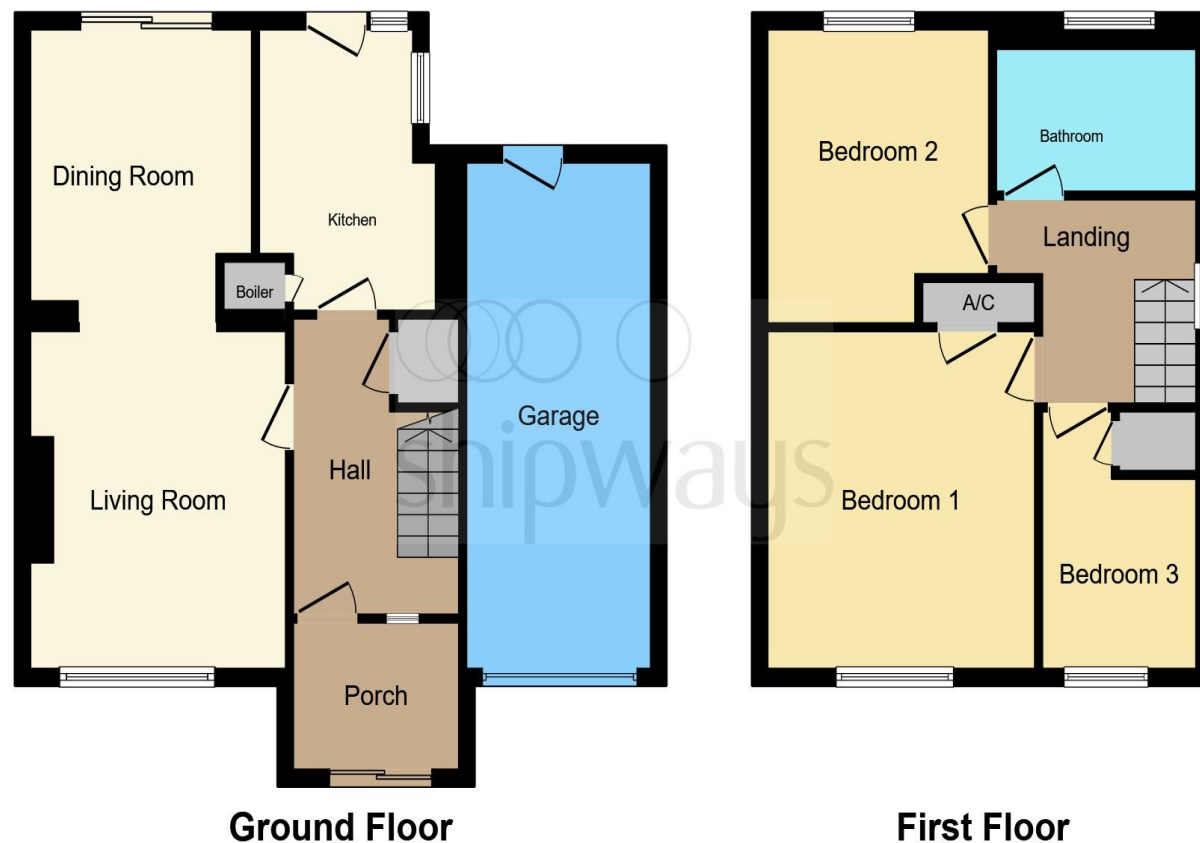
## Cosford Close, Redditch

- 3 BED SEMI DETACHED HOUSE
- 2 RECEPTION ROOMS
- GARAGE
- OFF ROAD PARKING
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: D

offers in excess of

**£250,000**



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.

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Property Ref:  
RDC108737 - 0006

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