

Hedgerow Close, Redditch B98 7QE



welcome to

Hedgerow Close, Redditch

This is a great sized GROUND FLOOR TWO BED apartment situated in GREENLANDS. Offering LOUNGE DINING. KITCHEN, MASTER BEDROOM with ENSUITE. FAMILY BATHROOM. ALLOCATED PARKING SPACE. NO CHAIN.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Approach

Via secure intercom communal door onto communal hallway leading up to main accommodation door.

Hall

Fuse board. Wall mounted electric heater. Cupboard housing Electric water heater. Intercom. Doors off to Lounge, Bathroom and Bedrooms.

Lounge Diner

18' 1" max into recess. x 12' max into recess (5.51m max into recess. x 3.66m max into recess) Double glazed window to front. Two electric wall mounted heaters. Opening into Kitchen.

Kitchen

7' 11" max x 7' 4" max (2.41m max x 2.24m max) Double glazed window to rear. A range of fitted wall and base units. Roll top work surface over. Stainless steel sink, Mixer tap over, drainer to side. Splash back. Fitted oven, hob and chimney style extractor over. Space for washing machine, and tumble dryer.

Bedroom

11' 6" max exclude door recess. x 10' 9" max (3.51m max exclude door recess. x 3.28m max) Double glazed window to front. Wall mount electric heater. Fitted wardrobes. Door to Ensuite.

Ensuite

Shower tray, wall mounted shower and screen. Wash hand basin with mixer tap over and Pedestal. Close coupled toilet. Tiling to splash prone areas with chrome trim. Extractor. Tiled floor. Heated Towel heater.

Bedroom

12' 1" max into recess x 8' 5" max (3.68m max into recess x 2.57m max) Double glazed window to front. electric wall mounted heater.

Family Bathroom

Obscure double glazed window to rear. White suite comprising of, Panelled bath, shower mixer tap over



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and screen. Wash hand basin and pedestal. Close coupled toilet. Tiling to splash prone areas. Feature electric heater. Extractor .

Allocated Parking

This comes with an allocated parking space.

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Hedgerow Close, Redditch

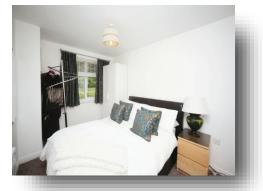
- TWO BED GROUND FLOOR APARTMENT.
- ENSUITE
- LOUNGE DINER
- KITCHEN
- FAMILY BATHROOM

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£145,000





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Property Ref: RDC109512 - 0004 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.

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Please note the marker reflects the

postcode not the actual property

Greenlands

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