



**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](http://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

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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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