

Rowan Crescent, Redditch B97 6ND



welcome to

Rowan Crescent, Redditch

This beautifully presented, contemporary THREE BEDROOM, SEMI DETACHED home is not one to miss out on! Boasting an OPEN PLAN LIVING SPACE, GOOD SIZED REAR GARDEN and OFF-ROAD PARKING FOR MULTIPLE CARS. A very well looked after, Ideal family home. Book your viewing today!















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 the driveway, step up to the feature front door.

Entrance Hallway

Doors to Lounge and Kitchen/ Dining area. Under stair storage built in. Access to stairs to first floor accommodation.

Lounge

14' 2" max to wall partition x 12' 11" max (4.32m max to wall partition x 3.94m max) Double glazed Bi-fold doors to rear garden. Central Heating radiator.

Kitchen/Dining Area

19' 9" max x 9' 9" max to cupboards (6.02m max x 2.97m max to cupboards)

Double glazed window to front. Double glazed window to the side. Wall and base units. Integrated appliances including dishwasher, oven, induction hob, microwave. Sink and drainer with mixer tap over. Cupboard housing boiler. Door to the utility space. Tiling to splash prone areas. Central heating radiator. Reduced ceiling height

Utility

6' 5 " x 3' 5" to cupboards (1.96m x 1.04m to cupboards) Door to rear with Double glazed panel inset. Floor to ceiling storage units with space for laundry appliances. Central heating radiator. Spotlights. Roof window. Door to WC

W.C

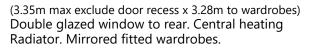
Obscure double-glazed window to side. Close coupled toilets. Wall mounted sink. Tiling to splash prone areas. Chrome towel rail. tiling to splash prone areas. Spotlights.

Landing

Double glazed window to front. Doors to Bedrooms 1, 2 and 3 and to Bathroom.

Bedroom 1

11' max excluding door recess x 10' 9" to wardrobes



Bedroom 2

13' 2" max x 9' 4" max (4.01m max x 2.84m max) Double glazed window to rear. Central heating radiator. Fitted wardrobes. Loft hatch.

Bedroom 3

8' 7" x 8' 6" max (2.62m x 2.59m max) Double glazed window to front. Central heating radiator. Box over stairs with fitted desk over.

Bathroom

Double glazed window to side. Tiling to walls and floor. Close coupled toilet, Bath with shower over. Wall mounted sink. Towel rail,

Rear Garden

Paved Patio. Fencing and Hedges to the sides and rear. Access to the front of the property downside. Laid lawn

Frontage

Gravel driveway parking for multiple cars. Fencing and hedges to side.





welcome to

Rowan Crescent, Redditch

- SEMI DETACHED
- THREE BEDROOMS
- MODERN THROUGHOUT
- WELL LOOKED AFTER
- DOWNSTAIRS W.C

Tenure: Freehold EPC Rating: D

£250,000



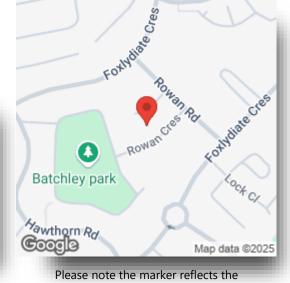


view this property online shipways.co.uk/Property/RDC109886



Property Ref: RDC109886 - 0005 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.



postcode not the actual property

shipways



01527 65155



Redditch@shipways.co.uk

3 Alcester Street, REDDITCH, Worcestershire, B98 8AE



shipways.co.uk