



**Bartestree Close, Redditch B98 0AZ**



**welcome to**

**Bartestree Close, Redditch**

This good sized 3 BEDROOM SEMI DETACHED home offers OFF ROAD PARKING, GARAGE, 2 RECEPTION ROOMS and NO CHAIN, Located in a fantastic cul de sac location within close distance to schools, shop, and transport links. Perfect for families and first-time buyers - Don't miss out-Call to book your viewing!





**Ground Floor**



**First Floor**

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)

### Entrance Hallway

Door to lounge. Access upstairs. Central heating radiator.

### Lounge

15' 3" max x 11' 11" exclude recess (4.65m max x 3.63m exclude recess)  
Double Glazed Bay window to front. Central heating radiator. electric fire.

### Dining Room

15' 2" max x 9' 9" exclude door recess (4.62m max x 2.97m exclude door recess)  
Double Glazed window to rear. Double glazed  
Double door to rear. Central heating radiator. Door to kitchen. Door to storage cupboard.

### Kitchen

19' 11" max x 8' 2" max exclude recess (6.07m max x 2.49m max exclude recess)  
Double Glazed window to rear. Double Glazed sliding door to side. Wall and base units with works work. Integrated appliances including fridge, freezer, dishwasher, oven grill and hob with extractor hood over. Sink and drainer. Tiling to splash prone areas. Spotlights. Central heating radiator. Door to garage and Downstairs toilet.

### Downstairs Toilet

Close coupled toilet. Hand wash basin. Central heating radiator.

### Garage

13' 4" max x 8' 1" (4.06m max x 2.46m)  
Up and over door.

### Landing

Obscure Double-Glazed Window to side. Loft hatch

### Bedroom 1

12' 11" max x 8' 6" (3.94m max x 2.59m)  
Double Glazed window to front. Fitted wardrobes. Central heating radiator.

### Bedroom 2

10' 8" x 9' exclude recess ( 3.25m x 2.74m exclude recess )  
Double glazed window to rear. Central heating radiator. Fitted wardrobes.

### Bedroom 3

9' 9" max x 6' 3" (2.97m max x 1.91m)  
Double Glazed Window to front. Central heating radiator.

### Bathroom

Obscure Double-Glazed Window to Rear. Shower. Hand wash basin. Close coupled toilet. Tiling to splash prone areas. Central heating radiator.

### Frontage

Approach via a pathway to front door. Driveway parking.

### Rear Garden

Decking. Laid lawn. Fencing to sides. Hedges to rear.



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## Bartestree Close, Redditch

- THREE BEDROOMS
- SEMI DETACHED
- DRIVEWAY PARKING
- NO CHAIN
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

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