



**Salford Close, Redditch B98 7UN**



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## **Salford Close, Redditch**

A spacious 3-bedroom semi-detached home in Woodrow, Redditch, offering huge potential for modernisation. Features include a lounge, dining room, kitchen, garden room, downstairs WC, three bedrooms, family bathroom, driveway, and rear garden. Ideal for investors or buyers looking to add value.





**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)

### Agents Note

AGENTS NOTE - 'The sale of this property has grant of probate.

This property is council tax band B.

### Porch Area

Obscure double glazed sliding door to front.

### Lounge

15' 6" x 11' 2" (4.72m x 3.40m)

Double glazed bay window to front, gas fire, door to kitchen.

### Dining Room

13' x 8' 4" (3.96m x 2.54m)

Double glazed sliding doors to Garden room.

### Downstairs W/C

Obscure double-glazed window to rear, low level flush w/c,

### Garden Room

15' 3" x 7' 5" (4.65m x 2.26m)

Door to garden, Double glazed windows to rear.

### Kitchen

13' 7" max. x 6' 11" (4.14m max. x 2.11m)

Single glazed window to garden room, range of wall & base units, cooker and cooker hood, sink & drainer unit with mixer tap, tiling to splash-prone areas, understairs storage.

### Landing

Double glazed window to side, loft access - part boarded & ladder, A.C. Immersion heater.

### Wet Room

Double glazed window to rear, electric shower, low level flush w/c, pedestal wash hand basin.

### Bedroom 1

11' 4" x 9' 5" (3.45m x 2.87m)

Double glazed window to front, fitted wardrobes.

### Bedroom 2

10' 5" x 9' 5" (3.17m x 2.87m)

Double glazed window to rear, cupboard.

### Bedroom 3

8' 5" x 5' 11" (2.57m x 1.80m)

Double glazed window to front.

### Rear Garden

Access, fencing, trees.

### Storeroom

13' 9" x 7' 7" (4.19m x 2.31m)

Obscure double glazed panel door to rear.



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## **Salford Close, Redditch**

- Three Bedrooms
- Semi Detached Property
- Driveway Parking
- Two Reception Rooms
- No Chain

Tenure: Freehold EPC Rating: F  
Council Tax Band: B

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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