



**Shawbury Close, Redditch B98 0PE**



**welcome to**

## **Shawbury Close, Redditch**

A well-presented 3-bedroom end of terrace home in the popular Winyates district of Redditch. Features include a spacious kitchen/diner, lounge, downstairs WC, three good-sized bedrooms, enclosed rear garden, off-road parking, and a garage. Ideal for families or first-time buyers.





**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)

### Approach

Porch, via path up to front door with front garden.

### Entrance

Central heating radiator.

### Downstairs W/C

Obscure double-glazed window to front, fuseboard, wall mounted wash hand basin, low level flush w/c.

### Lounge

13' 6" x 11' 6" (4.11m x 3.51m)

Double glazed window to front, central heating radiator.

### Kitchen

17' 8" x 12' 9" (5.38m x 3.89m)

Double glazed window to rear & double doors to rear, range of wall & base units, sink & drainer, space for washing machine, tumble dryer & fridge, gas hob, electric oven.

### Landing

With access to:

### Bedroom 1

14' 8" x 8' 6" (4.47m x 2.59m)

Double glazed window to front, central heating radiator, fitted wardrobes.

### Bedroom 2

11' 5" x 10' 6" (3.48m x 3.20m)

Double glazed window to rear, central heating radiator.

### Bedroom 3

8' 10" x 8' 2" (2.69m x 2.49m )

Double glazed window to front, central heating radiator.

### Bathroom

Obscure double-glazed window to rear, central heating radiator, bath, low level flush w/c, pedestal wash hand basin.

### Rear Garden

Patio, gate to rear, space for caravan.

### Garage

18' 7" x 8' 2" (5.66m x 2.49m)

Electric lights in there.

### Front Garden

Enclosed. Laid lawn.

### Agent Note

This property is council tax band B.

Loft is partially boarded and has a light.



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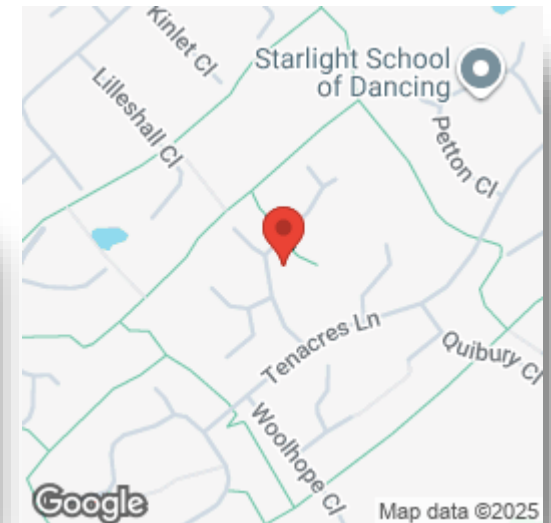
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## Shawbury Close, Redditch

- Three Bedrooms
- End of Terrace
- Kitchen Diner
- Off Road Parking
- Garage

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

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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