



**Marshfield Close, Redditch B98 8RW**



**welcome to**

## **Marshfield Close, Redditch**

A four-bedroom detached family home with two bathrooms, garage, driveway, and private garden, set on the popular Marshfield Close in Redditch. In need of modernisation, this property offers fantastic potential to create a spacious family home tailored to your own style.





**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

Via a pathway leading up to the front of accommodation

## Entrance Hallway

Central heating radiator. Doors to:

## Lounge

21' 9" max x 19' 5" max (6.63m max x 5.92m max)  
Double Glazed window to front. Double Glazed  
Double doors to Rear. Double Glazed Windows to  
rear. Brick fireplace. Two central heating radiators.

## Kitchen

15' 4" max x 8' 8" max (4.67m max x 2.64m max )  
Double glazed window to rear. Double Glazed  
window to side. Double Glazed door to rear. Wall  
and base units. Sink and drainer with mixer tap.  
Space for washing machine. Central heating radiator,

## Wc

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

## Landing

Doors off to Bedrooms and Bathroom.

## Bedroom 1

17' 2" x 11' 5" (5.23m x 3.48m)  
Two Double glazed window to front. Fitted  
wardrobes. Door to en-suite.

## En-suite

Obscure double-Glazed window to side. Close  
coupled toilet. Sink and pedestal. Central heating  
radiator. Walk in shower. tiling to splash prone  
areas.

## Bedroom 2

13' 1" x 12' ( 3.99m x 3.66m )  
Two Double Glazed Window to front. Fitted  
Wardrobes. Central heating radiators.

## Bedroom 3

9' 1" x 8' 4" (2.77m x 2.54m)  
Double Glazed window to rear. Central heating  
radiator.

## Bedroom 4

10' 3" x 9' 1" (3.12m x 2.77m)  
Double Glazed window to rear. Central heating  
radiator.

## Bathroom

Obscure Double-glazed Window to rear. Central  
heating radiator. Bath. Low level toilet. Hand wash  
basin.

## Front Garden

Laid lawn. Parking for multiple cars. Garage to front.

## Rear Garden

Fencing to sides and rear. Laid lawn. Outdoor tap.  
Patio area.

## Garage

16' 3" x 8' 2" (4.95m x 2.49m)  
Obscure Double-Glazed window to side.



***view this property online*** [shipways.co.uk/Property/RDC110152](http://shipways.co.uk/Property/RDC110152)



welcome to

## Marshfield Close, Redditch

- Detached
- Four Bedrooms
- Two bathrooms
- Driveway
- Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [shipways.co.uk/Property/RDC110152](https://shipways.co.uk/Property/RDC110152)



Property Ref:  
RDC110152 - 0004

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.

  
shipways



**01527 65155**



[Redditch@shipways.co.uk](mailto:Redditch@shipways.co.uk)



3 Alcester Street, REDDITCH, Worcestershire,  
B98 8AE



**[shipways.co.uk](https://shipways.co.uk)**