



Hedgerow Close, Redditch B98 7QE

welcome to

Hedgerow Close, Redditch

Well-presented two-bedroom first-floor apartment situated in a popular residential area of Greenlands within Redditch. Offering a spacious open-plan living area, fitted kitchen, two good-sized bedrooms with an ensuite of the main and allocated parking. Call to 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 communal door. Intercom system.

Entrance Hallway

Doors to Family bathroom, Kitchen/Living room, Bedroom 1 and 2.

Kitchen/Living Area

20' 4" max x 11' 2" max (6.20m max x 3.40m max)

Fitted kitchen with wall and base units with work surface over. Sink and drainer with mixer tap. Integral oven and hob. Space for washing machine. Leading to the open plan lounge with Juliette balcony. Electric heater.

Bedroom 1

Irregular Shaped Room x (x)

Double Glazed window to front. Electric heater. Door to ensuite. Irregular shaped room.

Ensuite

Wall mounted sink. Walk in shower. Close coupled toilet. Tiling to splash prone areas.

Bedroom 2

Irregular Shaped Room x (x)

Double Glazed window to front. Electric heater. Irregular shaped room.

Bathroom

Bath with shower over. Hand wash basin. Close coupled toilet. Tiling to splash prone areas. Towel rail.

Agents Note

Due to irregular shape rooms please make sure that the rooms fit your needs.

Agents Note

Currently, the vendors details do not match the registered Title at land registry. Please ask the branch for more details



view this property online shipways.co.uk/Property/RDC110255



welcome to

Hedgerow Close, Redditch

- Two Bedrooms
- First Floor Apartment
- Open plan kitchen/living space
- Juliette balcony
- Allocated parking space

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2025.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/RDC110255



Property Ref:
RDC110255 - 0003

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



3 Alcester Street, REDDITCH, Worcestershire,
B98 8AE



shipways.co.uk