



**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](http://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



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## 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: 1742.94

Ground Rent: 315.92

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.

offers over

**£130,000**



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postcode not the actual property



Property Ref:  
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