



The logo for Arden Estate Agents, featuring a stylized green house icon above the word 'arden' in a bold, white, sans-serif font. Below 'arden' is the text 'ESTATE AGENTS' in a smaller, white, sans-serif font.

arden
ESTATE AGENTS

It's who
you move
with.

Hedgerow Close, GreenInnds, Redditch B98 7QE

Offers In Region Of £132,500

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A modern and neatly presented two bedroom, third floor apartment offered with an en-suite to the master bedroom, bathroom, open plan lounge/dining/kitchen, allocated parking and situated in the popular location of Greenlands, Redditch.

Lease Information:

109 Years Remaining

Service Charge - £1280 PA

Ground Rent - £315.38 PA

The accommodation briefly comprises:- An enclosed entrance with built in storage, two well proportioned bedrooms with fitted wardrobes and en-suite shower room to the master bedroom, bathroom with bath, wash basin and WC and a good sized open plan lounge/dining kitchen space with Juliette style balcony, integrated oven and hob, space for free standing appliances and breakfast bar.

Outside - Situated in well maintained grounds the property benefits from one allocated parking space with additional spaces for visitors.

Location - Situated in Greenlands, the nearby town centre of Redditch offers easy access to motorway links (M42, Jct 2&3) and there are good rail and bus links. There are also excellent leisure facilities and eateries, along with cultural attractions, and the Kingfisher Shopping Centre.

Room Dimensions:

Kitchen/Diner/Lounge: 19' 7" x 10' 10" (5.99m x 3.32m)

Bedroom One: 10' 8" x 8' 9" (3.27m x 2.69m)

En Suite: 6' 1" x 8' 6" (max) (1.87m x 2.60m)

Bedroom Two: 8' 9" x 8' 2" (2.69m x 2.51m)

Bathroom: 6' 2" x 6' 4" (1.90m x 1.94m)



Hedgerow Close, Redditch



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using Floorplanator.



- Third Floor
- Bathroom
- Allocated Parking
- En-Suite To The Master Bedroom
- Open Plan Kitchen/Lounge With Balcony
- Popular Location

10/102022_10/10 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
22, Hedgerow Close REDDITCH B67 7JG	Energy rating C	Valid until: 19 February 2029 Certificate number: 0152-2802-9421-5291
Property type	Top-floor flat	
Total floor area	62 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-2023).		
Energy rating and score		
This property's current energy rating is C. It has the potential to be B.		
See how to improve this property's energy efficiency.		
The graph shows this property's current and potential energy rating.		
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		
Score	Energy rating	Current Potential
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	

<https://find-energy-certificate.service.gov.uk/energy-certificates/0152-2802-9421-5291?print=true>

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For more information on this house or to arrange a viewing please call the office on:

01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.



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