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HERE TO GET *you* THERE

45 Hollyberry Close, Redditch, B980QT



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## Offers In Excess Of £390,000

Hunters are extremely excited to bring to the market the opportunity to acquire this well presented, four bedroom detached house in the sought after area of Winyates Green, offering versatile and flexible living accommodation to easily turn the property to a five bedroom house

The property consists of an entrance porch and hallway, dining room, living room, kitchen, conservatory, downstairs WC, Master bedroom with en-suite, three further bedrooms and a family bathroom.

Outside the property includes a integrated garage which has been granted permission for a window in replacement of the garage door and has been insulated to easily turn into a fifth bedroom, driveway and private rear garden.

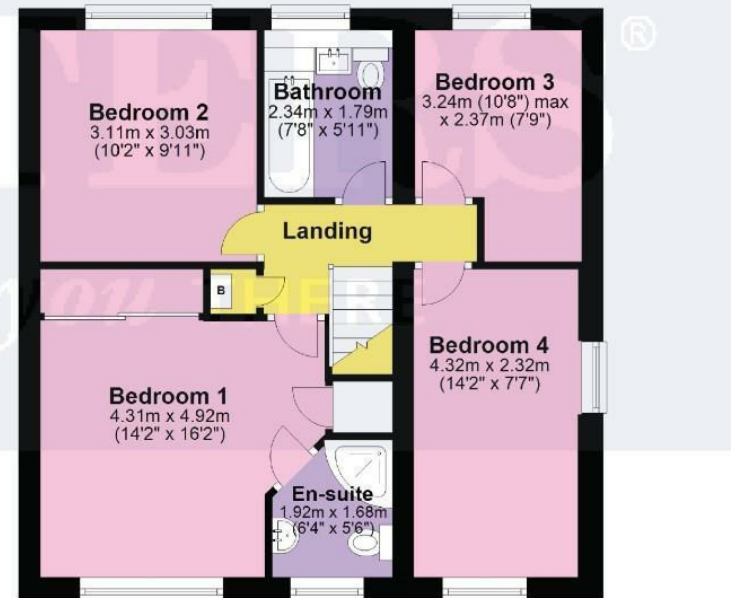
Hollyberry Close is nestled within the conveniently located area of Winyates, providing access to good transport routes, such as the Redditch town centre and the M42, as well as access to local shops and further amenities.



**Ground Floor**  
Approx. 76.1 sq. metres (819.3 sq. feet)



**First Floor**  
Approx. 57.1 sq. metres (614.7 sq. feet)



Total area: approx. 133.2 sq. metres (1434.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			<b>75</b>
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			<b>75</b>
England & Wales			

**Dining Room**

11'7" x 9'11"

**Living Room**

14'9" x 13'8"

**Conservatory**

11'0" x 13'8"

**Kitchen**

13'0" x 14'0"

**Garage**

13'7" x 7'7"

**Bedroom 1**

14'1" x 16'1"

**Bedroom 2**

10'2" x 9'11"

**Bedroom 3**

10'7" x 7'9"

**Bedroom 4**

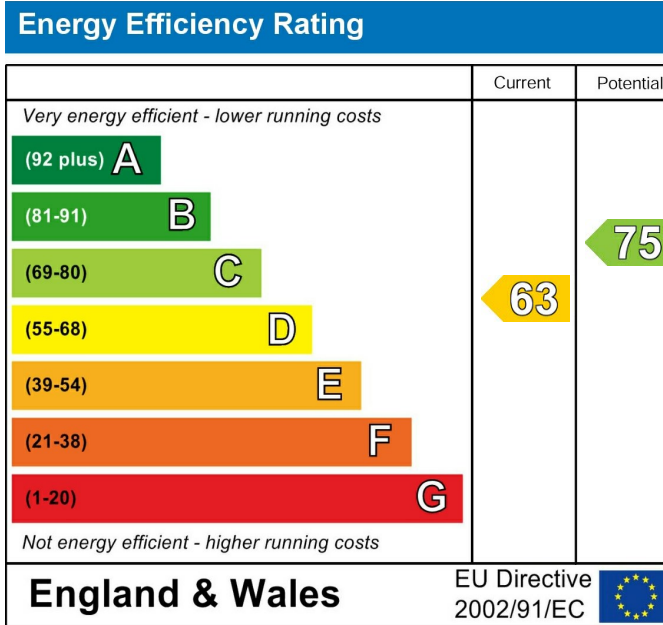
14'2" x 7'7"

**En Suite**

6'3" x 5'6"

**Bathroom**

7'8" x 5'10"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



