



HUNTERS[®]
HERE TO GET *you* THERE

60 Cedar Park Road, Redditch, B97 6HP

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Guide Price £200,000

This spacious two-bedroom mid-terrace home offers spacious and practical accommodation, making it an ideal purchase for first-time buyers. Benefitting from a private rear garden and allocated parking, the property is conveniently situated within easy reach of Redditch town centre and its excellent range of amenities and transport links.

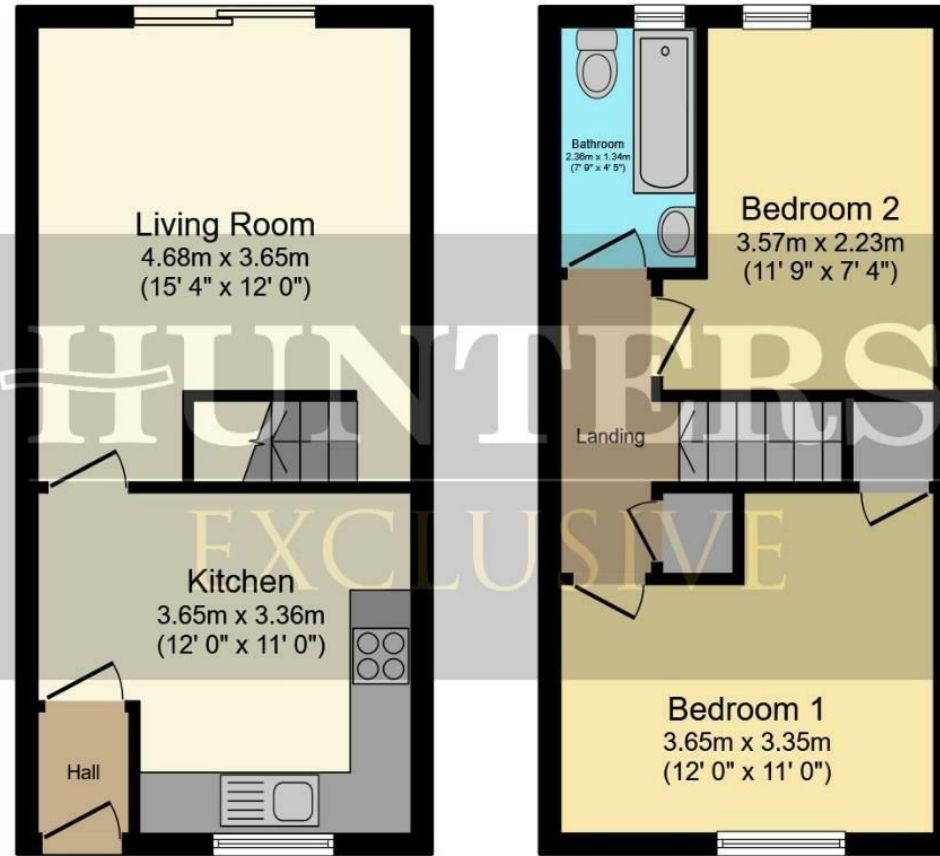
The property is approached via a stone pathway with an attractive low-maintenance fore garden and a canopy porch, leading into the inner hall. The kitchen/dining room provides an excellent social space and is fitted with a range of wall and base units, together with space and plumbing for all the usual appliances.

To the rear of the property, the generous living room enjoys plenty of natural light and overlooks the garden through large sliding patio doors, creating a bright and inviting living space.

Upstairs, the property offers two well-proportioned bedrooms, a family bathroom and a useful storage cupboard.

Externally, the rear garden features a patio seating area, ideal for relaxing or entertaining, with the remainder laid mainly to lawn. A rear gated access leads directly to the allocated parking space.

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Ground Floor

First Floor

Total floor area 58.1 sq.m. (626 sq.ft.) approx

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).

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

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

Location

Situated in Batchley, less than a mile from Redditch town centre, this home is ideally located for easy access to all local amenities, shopping, restaurants, public transport links such as bus and train station, as well as easy access to the M5 and M42 motorways.

Entrance Hall

Kitchen/Diner

11'11" x 11'0"

Living Room

15'4" x 11'11"

Bedroom 1

11'11" x 10'11"

Bedroom 2

11'8" x 7'3"

Bathroom

7'8" x 4'4"

Outside & Parking

There is a tarmac area to the side of the terraced homes offering parking for the residents.

Garden

This lovely rear garden has stone patio

Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax

Band C

Redditch borough council

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.


AML Checks

Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.

Agents notes

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

Energy Efficiency Rating

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

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.











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CEDAR PARK
ROAD