

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Birmingham Road

, Redditch, B97 6EA

£1,200 Per Month



Council Tax: B

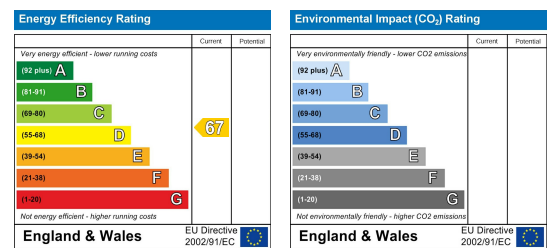
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Redditch Lettings Office on 0152760889 if you wish to arrange a viewing appointment for this property or require further information.



The property briefly comprises an entrance area, living room, kitchen, and utility room to the ground floor. To the first floor, there are three bedrooms and a family bathroom.

To the rear, the property benefits from a good-sized enclosed garden. To the front, there is a private driveway providing off-road parking.

Enfield is a well-established residential area of Redditch, popular with families and commuters alike. Redditch Town Centre offers a wide range of amenities, including the Kingfisher Shopping Centre, restaurants, and leisure facilities.

Excellent transport links are close by, with Redditch Train Station providing direct services to Birmingham. The M42 and M5 motorways are also easily accessible for onward travel.

The property is available now.

EPC Rating: D  
Council Tax Band: B

## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

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. **THINKING OF SELLING?** 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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