



**Hopyard Lane, Redditch B98 0JH**

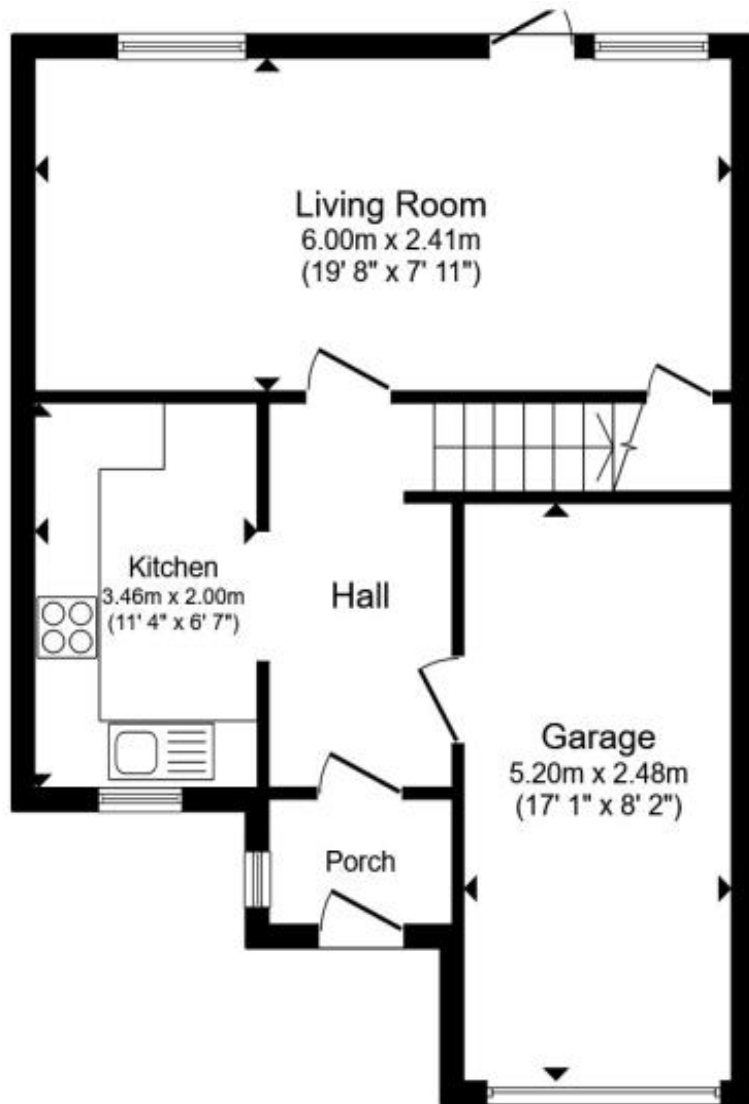


**welcome to**

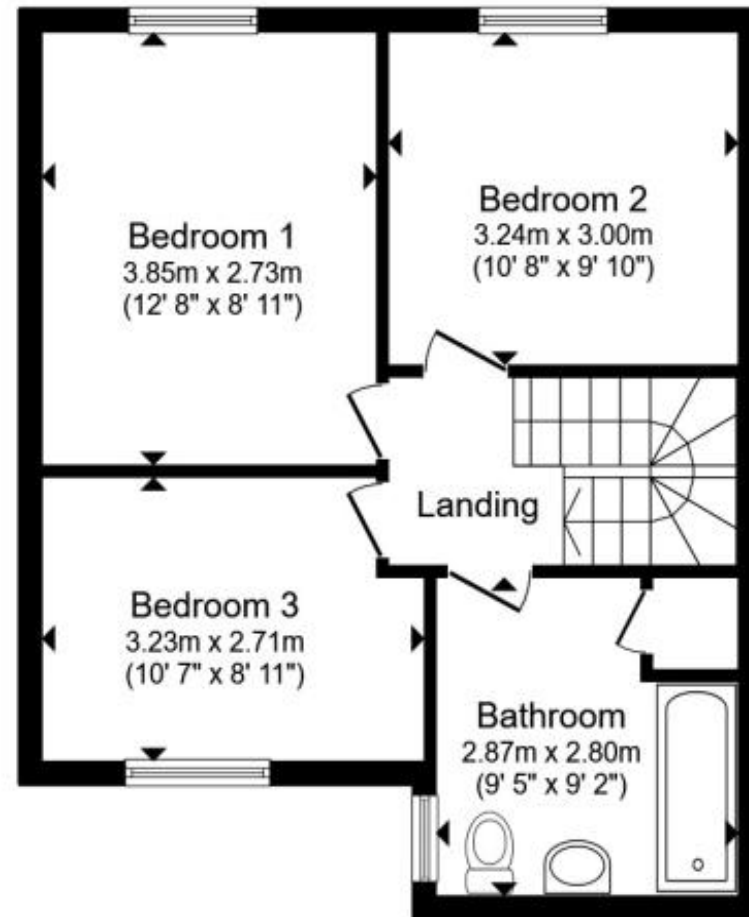
**Hopyard Lane, Redditch**

\*\*\* WELL-PRESENTED TERRACE PROPERTY \*\*\* THREE GOOD SIZED BEDROOMS \*\*\* NO CHAIN \*\*\* DRIVEWAY \*\*\* GARAGE \*\*\* LOW-MAINTENANCE  
REAR GARDEN \*\*\* FAMILY BATHROOM \*\*\* GREAT LOCATION \*\*\*





**Ground Floor**



**First Floor**

Total floor area 96.7 m<sup>2</sup> (1,040 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). Powered by [www.propertybox.io](http://www.propertybox.io)

**Agent Note**

This property is council tax band B.

**Driveway**

With access to garage and entrance porch

**Entrance Porch****Entrance Hallway**

With central heating radiator and access to garage.

**Kitchen**

11' 4" x 6' 5" ( 3.45m x 1.96m )

With double glazed windows to the front, a range of wall and base units, a sink/drain, a fridge, an electric hob and oven and a central heating radiator

**Lounge**

19' 6" x 9' 4" ( 5.94m x 2.84m )

With double glazed windows to the rear, understairs storage cupboard, two central heating radiators and a door to the rear garden

**Landing****Bedroom One**

8' 6" x 10' 7" ( 2.59m x 3.23m )

With double glazed windows to the front and a central heating radiator

**Bedroom Two**

8' 10" x 12' 7" ( 2.69m x 3.84m )

With double glazed windows to the rear and a central heating radiator

**Bedroom Three**

10' 7" x 9' 7" ( 3.23m x 2.92m )

With double glazed windows to the rear and a central heating radiator

**Bathroom**

With a w/c, hand wash basin with vanity unit, a bath with shower over and mixer taps, double glazed velux window to the front, obscure double-glazed window to the side, a heated towel rail and an airing cupboard

**Garden**

Stepped, paved garden with gate for rear access



***view this property online*** [shipways.co.uk/Property/RDC110330](http://shipways.co.uk/Property/RDC110330)



**welcome to**

## **Hopyard Lane, Redditch**

- No chain
- Three bedrooms
- Driveway
- Garage
- Well-presented throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £235,000



Please note the marker reflects the postcode not the actual property

**view this property online** [shipways.co.uk/Property/RDC110330](https://shipways.co.uk/Property/RDC110330)



Property Ref:  
RDC110330 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**shipways**



**01527 65155**



[Redditch@shipways.co.uk](mailto:Redditch@shipways.co.uk)



3 Alcester Street, REDDITCH, Worcestershire,  
B98 8AE



**[shipways.co.uk](https://shipways.co.uk)**