

15  
Longdon Close

16 LONGDON CLOSE, REDDITCH, B98 7UY  
OFFERS OVER £175,000

**A WELL PRESENTED THREE BEDROOM TERRACED HOME WITH CONVENIENT SHARED BAY PARKING AT THE REAR!!!**

This well presented three bedroom mid-terrace home benefits from a large shared parking area at the rear, along with convenient rear gate access via the rear garden. This property offers; living room, generous kitchen/diner, guest WC, three bedrooms, shower room, a lovely low maintenance garden to the rear. Viewing is advised.

EPC -In progress.  
Council Tax Band - B.  
Tenure - Freehold (subject to solicitor confirmation).

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximate and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use.



### Approach

There is a large shared parking by area to the rear of the property and rear gate access via the rear garden (accessed via Newland Close). At the front of the property a pathway leads up to the main front entrance via an enclosed entrance porch, storage cupboard to one side, inner door into;



### Hallway

Stairs to the first floor. The hallway leads off to;

### Guest WC

With low level WC and vanity style wash basin.



### Kitchen/Diner

16'4" max x 10'6" max (4.98m max x 3.21m max )

With space for a slot-in cooker, space and plumbing for a washing machine, and the boiler is wall mounted.



### Living Room

16'11" max x 10'3" max (5.16m max x 3.14m max )

Has sliding patio doors leading out to the rear garden.



### Bedroom Two

10'9" max x 10'3" max (3.28m max x 3.13m max )



### Landing

Door to a built-in storage cupboard, doors off to;

### Bedroom One

13'3" max x 10'3" max (4.05m max x 3.14m max )

With door to a built-in wardrobe.



### Bedroom Three

10'3" max x 6'5" max (3.14m max x 1.96m max )



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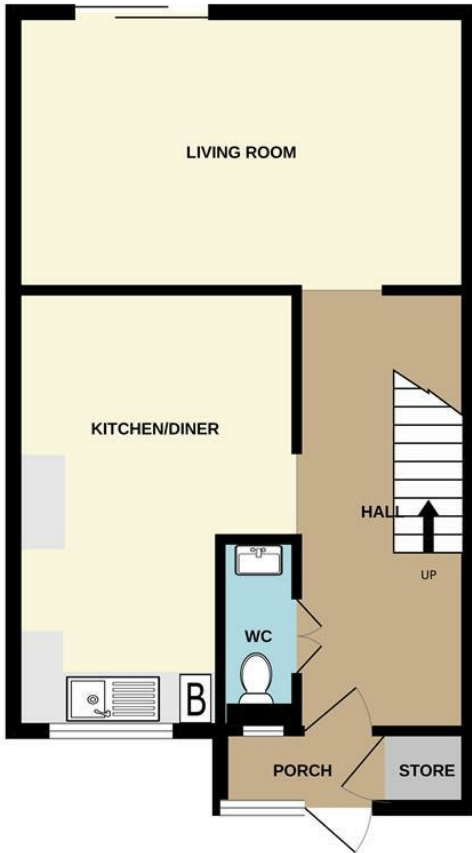
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GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.

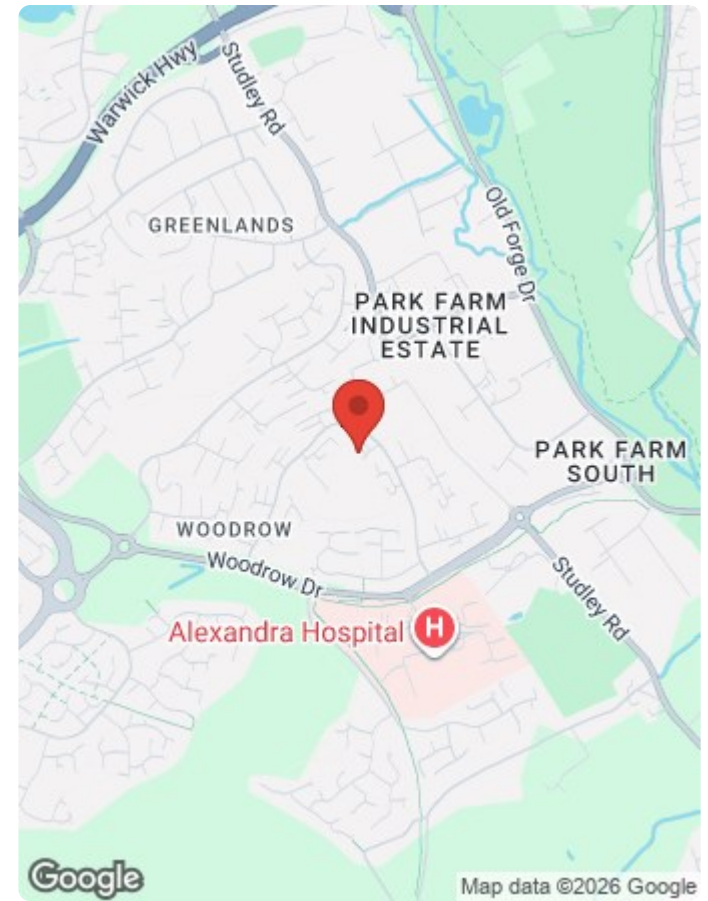


1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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