



6 FAIRWEATHER CLOSE, REDDITCH, B97 6LE
OFFERS OVER £280,000



BEAUTIFULLY PRESENTED THREE BEDROOM, THREE STOREY SEMI-DETACHED HOME.

This neatly presented semi-detached home is located on the newer section of the Brockhill Estate, offers generous accommodation set out over three floors. The property offers; guest WC, fitted kitchen and living room/diner on the ground floor, two bedrooms & main bathroom to the first floor, and impressive main bedroom and en-suite to the second floor. There is a pleasant garden to the rear, driveway and garage at the side. Viewing is strongly advised!!

Council Tax Band- C.

EPC Rating- In progress.

Tenure- Freehold (awaiting 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 approximates 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 of these details.



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Approach

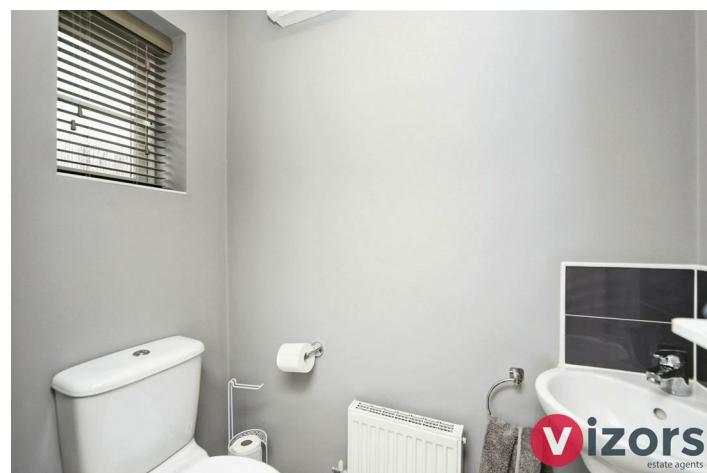
Main front entrance door into hallway, at the side of the property is a driveway leading to the garage.



Entrance Hall

Has stairs off to the first floor, leads off to Kitchen & Living Room/Diner.

Guest WC



Kitchen

11'5" max x 7'6" max (3.50m max x 2.30m max)

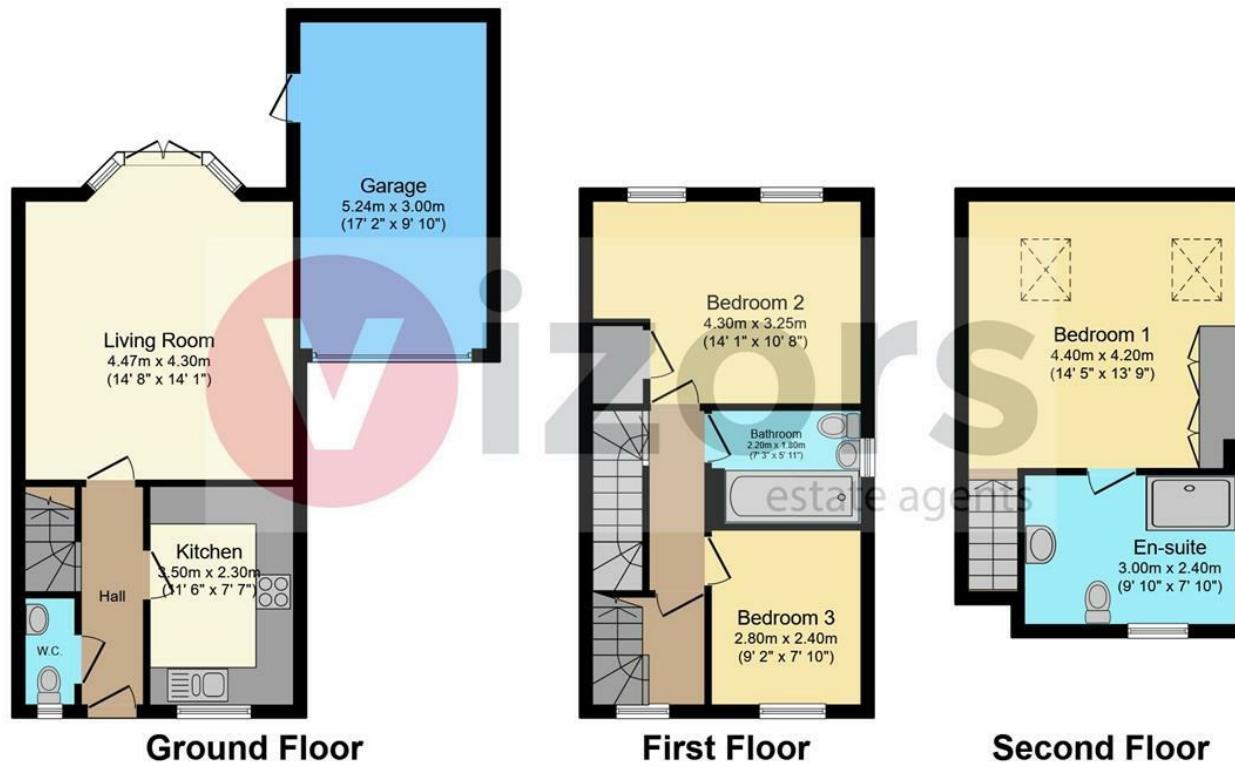
Bedroom Three
9'2" max x 7'10" max (2.80m max x 2.40m max)

Second Floor
Leads into the Principle Bedroom;
Bedroom One
14'5" max x 13'9" max (4.40m max x 4.20m max)
This room has restricted head height in parts. With a bank of built in wardrobes, and door to En-suite.

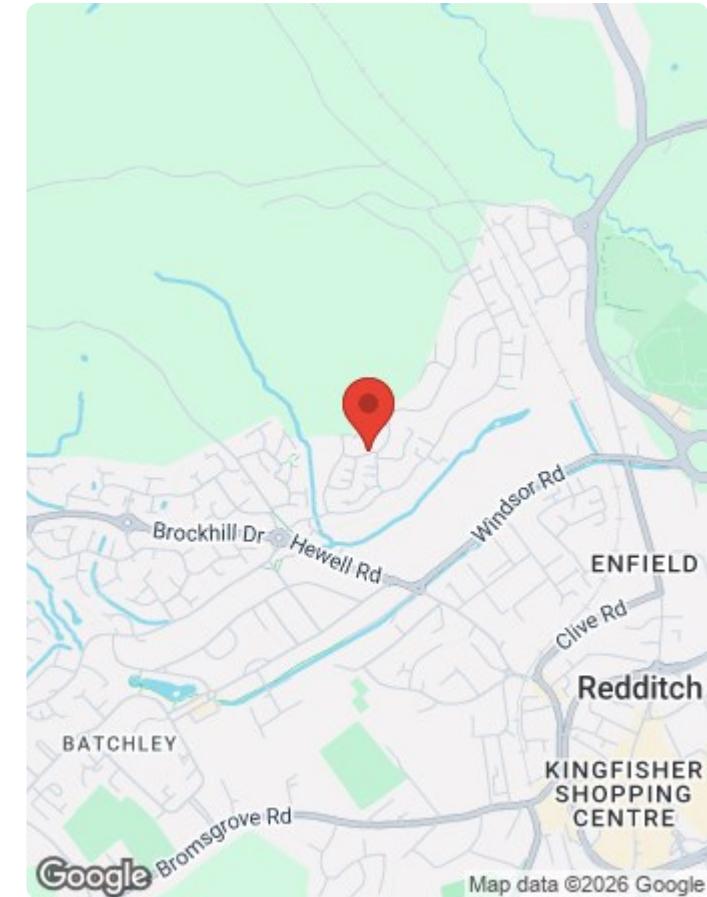




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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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). Plan produced for Vizors. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	
(81-91) B	78	
(69-80) C		
(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		



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