

1 PRESTON CLOSE, REDDITCH, B98 8RU
ASKING PRICE £400,000

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AN OUTSTANDING DETACHED BUNGALOW ON A LOVELY CORNER PLOT!!!

This exceptional detached bungalow is set on an impressive corner plot, in the highly-regarded district of Church Hill North, Redditch. Offered with no onward chain, this super property offers; beautiful kitchen with conservatory off, living room with media wall and bench seat plus fitted shutter blinds, two double bedrooms, modern shower room, guest WC, a utility room & office area (adapted garage). To the front is an ample driveway and to the rear is a lovely garden. Viewing is advised.

Approach

A driveway at the front, plus a stone chippings section lead up to the main front entrance via an enclosed entrance porch into;

Hallway

Has loft access and doors lead off to;

Living Room

15'4" max x 12'1" max (4.68m max x 3.69m max)

Has bow window with built-in bench/storage & fitted shutter blinds, a feature media wall with built-in gas fire.

Kitchen

13'3" max x 12'4" max (9'10") (4.06m max x 3.78m max (3.02m))

A stunning kitchen with built-in oven and gas hob, integrated cabinet lighting in-parts, a tall designer radiator, door at the side into the side lobby and leads open plan through into;

Conservatory

11'9" max x 8'8" max (3.59m max x 2.66m max)

With double doors leading out to the rear garden.

Bedroom One

13'4" max x 13'0" max (4.07m max x 3.98m max)

With bow window with fitted shutter blinds.

Bedroom Two

12'0" max x 10'5" max (3.67m max x 3.19m max)

With tow lots of wardrobes.

Shower Room

8'5" max x 6'0" max (2.57m max x 1.83m max)

Side Lobby

Has door leading out to the rear garden, door to guest WC and door to utility.

Guest WC

Utility

8'0" max x 8'0" max (2.45m max x 2.44m max)

A section of an adapted garage, with further door into;

Office Area

8'1" max x 6'9" (to cup' fronts) (2.47m max x 2.07m (to cup' fronts))

Remaining section of adapted garage. With built-in storage cupboards.

Rear Garden

Areas of paving, lawn, and some shrubs.



GROUND FLOOR

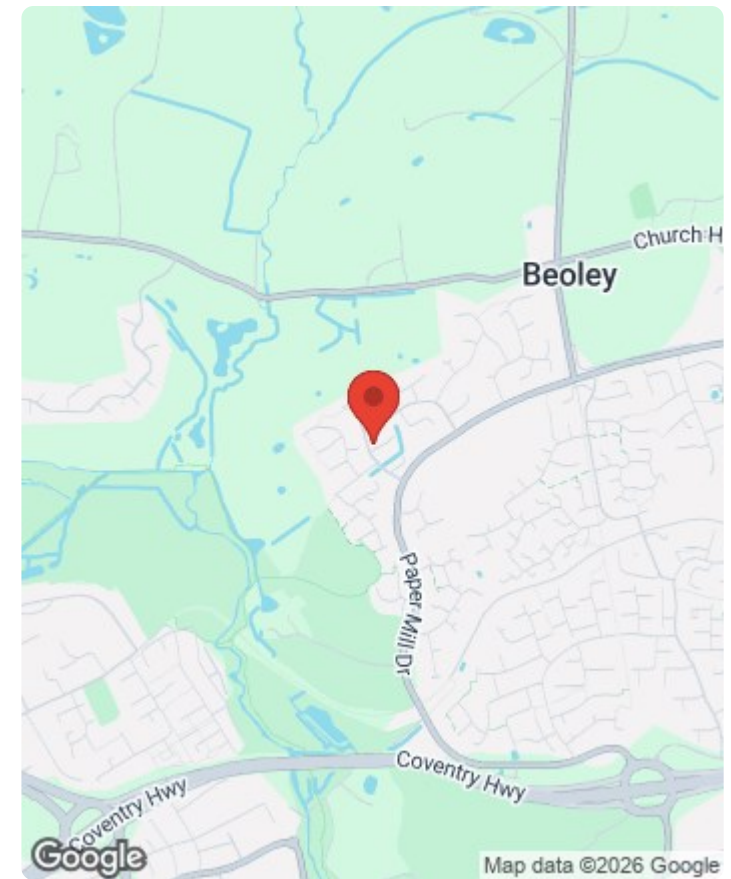


B98 8RJ

TOTAL FLOOR AREA : 1012sq.ft. (94.0 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) A		83
(81-91) B		
(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 (CO₂) 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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