



**11 MERIDEN CLOSE, REDDITCH, B98 0QN**  
**ASKING PRICE £200,000**

**A LOVELY SEMI-DETACHED BUNGALOW IN THE MUCH REQUESTED WINYATES GREEN DISTRICT OF REDDITCH WITH NO ONWARD CHAIN!!**

This semi-detached bungalow is set in a lovely position in a quiet cul-de-sac in Winyates Green. Originally a two bedroom property, it has been adapted, to mean that the kitchen has been moved to the rear where bedroom two originally was, with the original kitchen now set-up as a small box room/study. The property offers; generous living room, pleasant fitted kitchen with integrated oven, hob and extractor, one double bedroom, one box room/study, shower room, a generous conservatory, a level garden at the rear, garage and ample driveway and small fore garden. Offered with no onward chain. 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 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



### Approach

There is a small fore garden with lawn and some shrubs, driveway leads to the side of the property to the main entrance, side entry via the conservatory and leads to the garage.



### Entrance Hall

The main entrance door opens to an entrance hall, with storage cupboard and door into;

### Living Room

15'11" max x 10'4" max (4.87m max x 3.16m max )

With a bow style window to the front, sliding concertina style door to Box room/study, and door to inner hallway.



### Box Room/Study

10'0" max (7'10") x 5'1" max (3.07m max (2.41m) x 1.55m max)

Was originally the kitchen.



### Inner Hallway

Which in turn leads to the kitchen, doors to shower room and bedroom.

### Kitchen

9'3" max x 8'3" max (6'9") (2.84m max x 2.53m max (2.07m))

With integrated oven, hob and extractor. Door leads out to conservatory.



### Bedroom

13'1" max x 8'9" max (7'3") (4.01m max x 2.69m max (2.23m))

With fitted wardrobes.



### Conservatory

13'5" max x 9'6" max (4.10m max x 2.90m max )

With sliding doors out to the rear garden, side door to the driveway and garage.



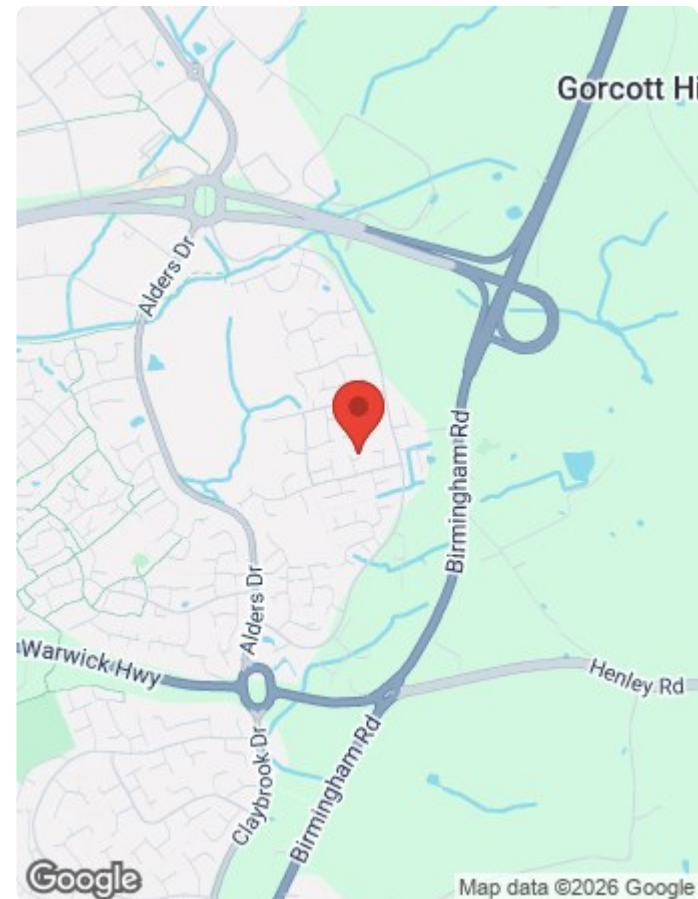
### Rear Garden

A mainly lawned area with paving and shrub bordered, a pergola area, timber shed and rear personl door to the garage.





GROUND FLOOR  
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 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			89
(81-91) B			
(69-80) C		72	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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