



36 CHADDESLEY CLOSE, REDDITCH, B98 7ND
OFFERS OVER £170,000

A SPACIOUS THREE BEDROOM END TERRACE HOME IN THE POPULAR DISTRICT OF LODGE PARK, REDDITCH.

This spacious three bedroom end terrace home is set in the much requested district of Lodge Park, Redditch. The property benefits from shared bay parking to the front and a lovely garden at the rear. The property comprises; living room, kitchen/diner, guest WC, three bedrooms PLUS A FURTHER BOX ROOM/DRESSING ROOM, bathroom and lovely garden to the rear. Offered with no onward chain!!

EPC -D.
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



Approach

There are shared off road parking bays to the front of the property, main front entrance via a canopied entrance porch and gate access at the side to the rear garden.

**Entrance Hall**

Has stairs off to the first floor with an open recess beneath, doorway to the kitchen/diner and door into;

**Guest WC**

With low level WC and wash basin.

**Kitchen/Diner**

18'0" max x 8'11" max (5.49m max x 2.72m max)
With double doors leading out to the rear garden and doorway leads into;

**Living Room**

16'7" max x 11'8" max (5.07m max x 3.56m max)

**Landing**

With door to a cupboard housing the boiler, doors lead off to;

Bedroom One

11'8" max x 9'11" max (3.56m max x 3.03m max)

**Bedroom Two**

11'8" max x 9'1" max (3.56m max x 2.77m max)





GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.

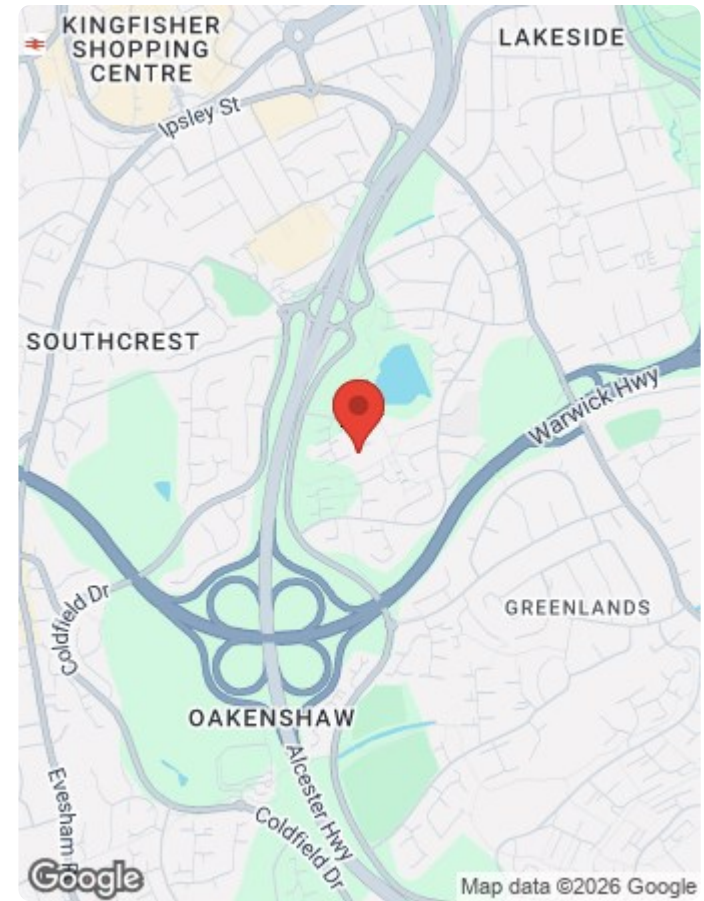


1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 924 sq.ft. (85.8 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			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			84
(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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