



7 HIGHLAND WAY, REDDITCH, B98 7RH
OFFERS OVER £180,000

ON OFFER WITH NO ONWARD CHAIN!! This spacious three bedroom, mid terrace property is located in the popular area of Greenlands. The property does require modernising throughout but could be ideal for first time buyers, growing families or investors.

The property offers: Hallway, Kitchen Diner, Living Room & guest WC. To the first floor is two double bedrooms, a smaller third bedroom and walk in shower room along with storage cupboards throughout the property. There is a pleasant rear garden with access gate to the communal parking area at the rear. This property must be seen to appreciate the overall size of accommodation on offer.

****AGENT NOTE**** This property is classed as 'non standard construction' due to the build type being 'Wimpey No Fine'.

EPC - C

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 details.



Approach

To the rear of the property are communal parking bays. A rear gate access leads up to the property via the rear garden. To the front a gateway opens to the front entrance via the front garden.



Entrance Hall

With stairs off to the first floor, hallway leads off to;

Guest WC

With low level WC and wash basin.

Kitchen/Diner

15'9" max x 10'5" max (4.82m max x 3.20m max)

With wall mounted boiler.



Living Room

16'11" max (into recess) x 11'10" max (5.16m max (into recess) x 3.63m max)

With sliding patio doors out to the rear garden, feature recess and door to a rear lobby area- with further door out to the rear garden.



Landing

With door to storage/linen cupboard (with radiator), doors off to;

Bedroom One

13'1" max x 10'8" max (3.99m max x 3.27m max)



Bedroom Two

12'1" (not incl' ward's) x 10'1" (3.69m (not incl' ward's) x 3.08m)

With a storage recess & built-in wardrobe.



Bedroom Three

9'1" max x 6'7" max (2.77m max x 2.02m max)



Shower Room

6'7" max x 6'0" max (2.03m max x 1.83m max)



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GROUND FLOOR 43.46 sq. m.
(467.84 sq. ft.)

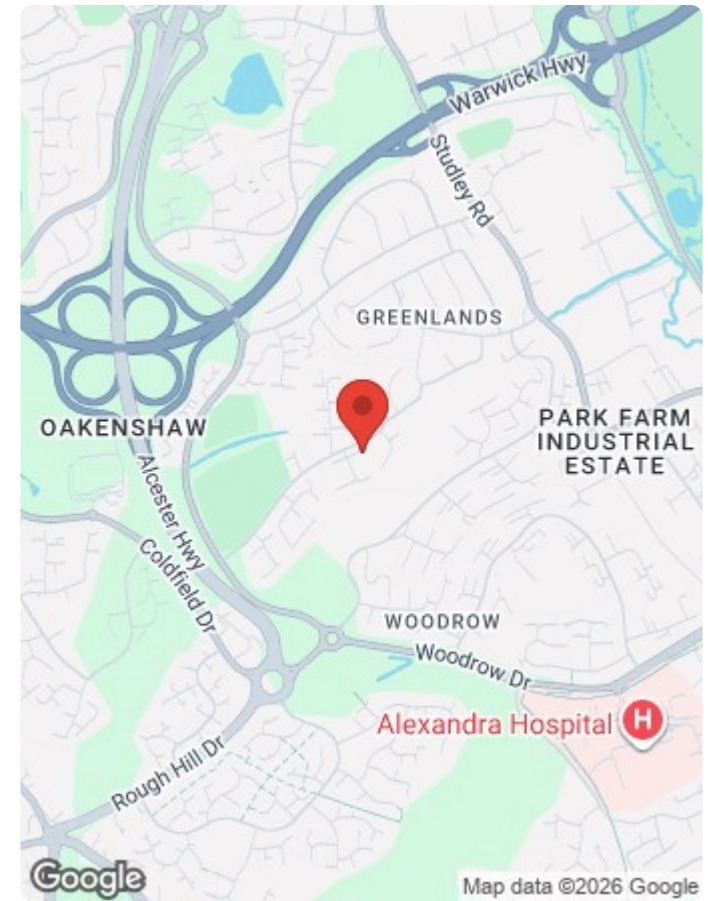


1ST FLOOR 43.62 sq. m.
(469.48 sq. ft.)



TOTAL FLOOR AREA : 87.08 sq. m. (937.32 sq. ft.) 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		



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