



**Marchwood Close, Redditch B97 6TX**

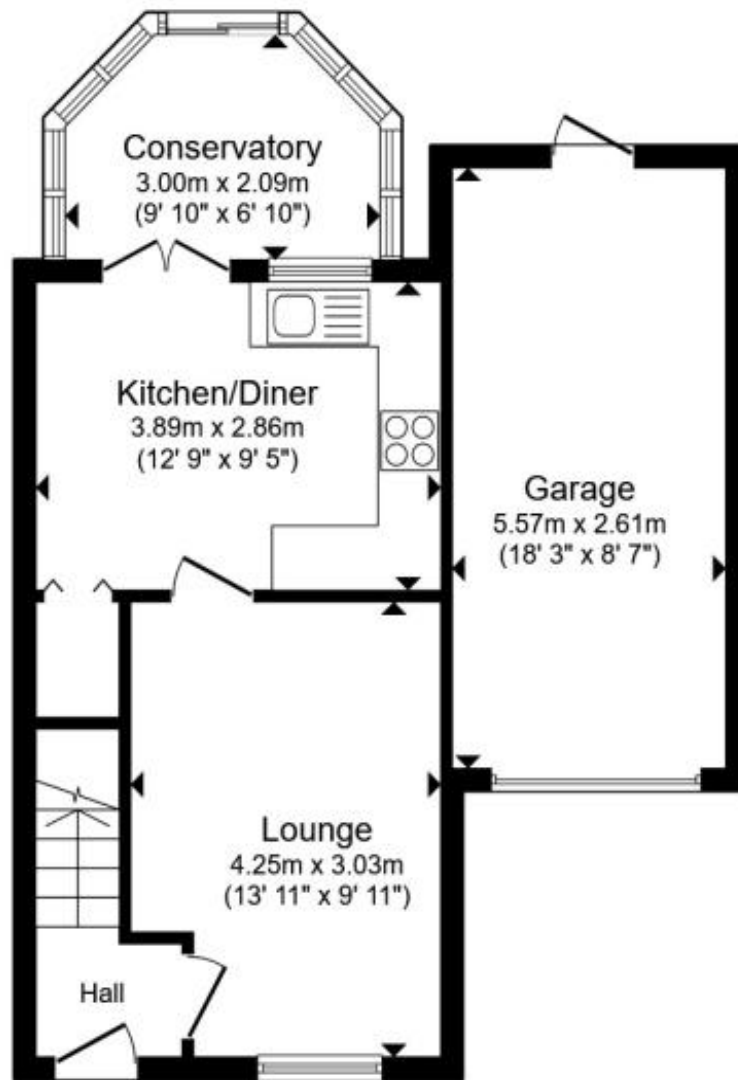
**welcome to**

**Marchwood Close, Redditch**

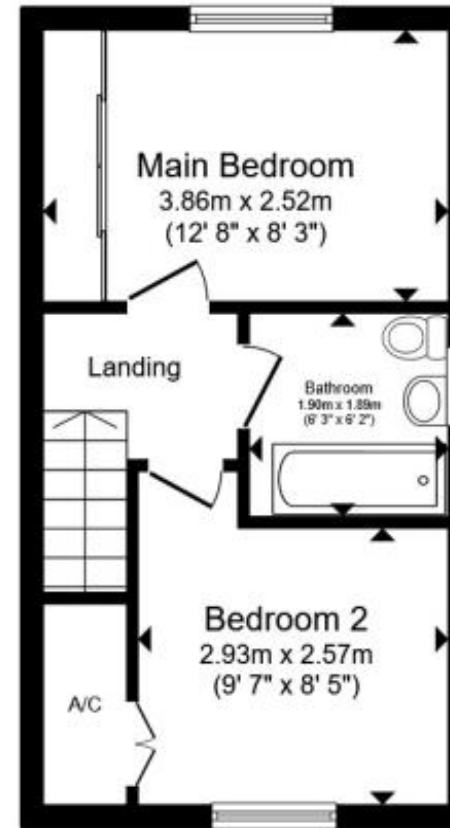
Shipways are proud to present this modern style TWO BEDROOM house which is presented to a high standard and situated in the popular district of BROCKHILL in Redditch.

Benefiting from a CONSERVATORY, GARAGE, OFF ROAD PARKING and modern decor throughout.





**Ground Floor**



**First Floor**

Total floor area 76.6 m<sup>2</sup> (824 sq.ft.) approx

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). Powered by [www.propertybox.io](http://www.propertybox.io)

### **Hallway**

The hallway has an obscure double-glazed door to the front, radiator, laminate flooring and a door through to the lounge.

### **Lounge**

Having a double-glazed window to the front, laminate flooring, radiator and a wall mounted electric fire. A door to the rear leads to the kitchen - diner.

### **Kitchen Diner**

The modern style kitchen - diner has a double-glazed window to the rear and double-glazed double doors to the rear leading to the conservatory. There is a range of modern fitted base and wall units with complementary work surfaces over, a one and a half stainless steel sink drainer and mixer and tiling to splash prone areas. Cooking appliances include a gas hob with hood over, built in oven and microwave. The kitchen benefits from integrated appliances including a fridge freezer and washing machine. (There is space for a tumble dryer in the garage if needed). There is also a radiator, space for dining furniture and bi fold doors to the cupboard under the stairs.

### **Conservatory**

The double-glazed conservatory has windows to the sides and rear and sliding doors into the garden. There is tiling to the floor.

### **Landing**

From the landing, there are doors leading off to the two bedrooms, bathroom and access to the loft space. There is flush ceiling lighting.

### **Bedroom**

A double-glazed window to the rear and radiator.

### **Bedroom**

A double-glazed window to the front, radiator and a built in wardrobe.

### **Bathroom**

There is a modern fitted bathroom suite finished in white. The suite comprises panelled bath with mixer shower over and screen to the side, fitted WC and hand basin. There is an obscure double-glazed window to the side, tiling to the walls, a heated towel rail and extractor fan.

### **Rear Garden**

Enclosed with timber fencing, the back garden has lawn and decking area and a feature loose stone area. There is also access to the garage from the garden.

### **Garage**

Having an up and over door to the front and a single glazed door to the rear leading into the garden. There is electricity, lighting and the boiler.

### **Parking**

Off road parking for multiple vehicles is to the side of the house in front of the garage.



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welcome to

## Marchwood Close, Redditch

- TWO BEDROOM END TERRACE
- GREAT LOCATION
- LOUNGE
- KITCHEN
- PARKING

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RDC110527 - 0003

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