



Broadwas Close, Redditch B98 8QB



welcome to

Broadwas Close, Redditch

Attractive three-bedroom link-detached home situated on a quiet cul-de-sac in the sought-after area of Redditch. Offering a spacious lounge, modern kitchen/diner, garage with driveway parking, and a private rear garden. Perfect for families or professionals looking for a well-presented home.





Ground Floor



First Floor

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.focalagent.com

Approach

Via a footpath up to the front door.

Frontage

Driveway parking to multiple vehicles.

Porch

Giving access to the lounge.

Lounge

14' 11" x 12' 7" (4.55m x 3.84m)

Double Glazed Window to front. Access up the stairs.
Electric fireplace. Central heating radiator.

Kitchen Diner

15' 6" max x 11' 10" max (4.72m max x 3.61m max)

Double Glazed Double doors to rear. Double Glazed window rear. Wall and base units with worksurface over. Sink and drainer with mixer tap over. Integral appliances. Space for dishwasher and fridge. Tiling to splash prone areas. Door to utility.

Utility

10' 7" x 7' 10" (3.23m x 2.39m)

Double glazed windows to rear. Door to rear with double glazed panel inset. Space for laundry appliances. Door to garage.

Landing

Doors to airing cupboard, bedrooms one, two and three and family bathroom.

Bedroom 1

14' 5" x 8' 10" (4.39m x 2.69m)

Double Glazed window to front. Central heating radiator.

Bedroom 2

10' 3" x 8' 8" (3.12m x 2.64m)

Double Glazed Window to rear. Central heating radiator.

Bedroom 3

10' 3" x 4' 5" to wardrobe (3.12m x 1.35m to wardrobe)

Double Glazed window to front. Central heating

radiator.

Bathroom

Obscure double Glazed window to rear. Bath with shower over. Close coupled toilet. Hand wash basin. Tiling to walls.

Garage

13' 10" x 7' 9" (4.22m x 2.36m)

Up and over door.

Rear Garden

Laid lawn. Patio . Fencing to sides and rear. Bar



view this property online shipways.co.uk/Property/RDC110251



welcome to

Broadwas Close, Redditch

- Three Bedroom
- Link detached
- Kitchen diner
- Garage
- Driveway Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£290,000



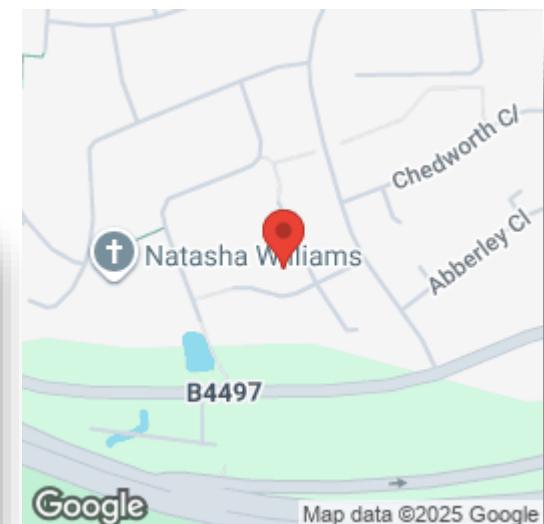
view this property online [shipways.co.uk/Property/RDC110251](https://www.shipways.co.uk/Property/RDC110251)



Property Ref:
RDC110251 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



01527 65155



Redditch@shipways.co.uk



3 Alcester Street, REDDITCH, Worcestershire,
B98 8AE



[shipways.co.uk](https://www.shipways.co.uk)