



**Epsom Close, Redditch**

**Offers Over £430,000**



**Tenure: Freehold**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

# Epsom Close, Redditch

## DESCRIPTION

Coming Soon!

A rare opportunity to acquire this well-presented, detached, four bedroom home situated in the ever-popular area of Headless Cross offered with no upward chain.

The property briefly comprises of a spacious living room, kitchen/diner, utility room and w/c. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefitting from an en-suite, alongside the family bathroom.

Externally, the property benefits from a driveway for ample parking and a front and rear garden.

Headless Cross is a popular residential area of Redditch, well regarded for its mix of local amenities, schools and green spaces. Redditch Town Centre is nearby, offering a range of shops, restaurants and leisure facilities, including the Kingfisher Shopping Centre. The area also benefits from excellent transport links, with Redditch Train Station providing direct services to Birmingham, while the A441 and M42 offer convenient road access for commuters.

Approximate room dimensions and total floor area are included within our floor plan. Please note these are maximum dimension within each room.

Construction: This property is understood to be of standard construction. This should be verified by legal advisers or a RICS Building Surveyor, prior to purchase.

Tenure: Understood to be Freehold

Energy Performance Rating: C

Local Authority: Redditch Borough Council

Council Tax Band: E

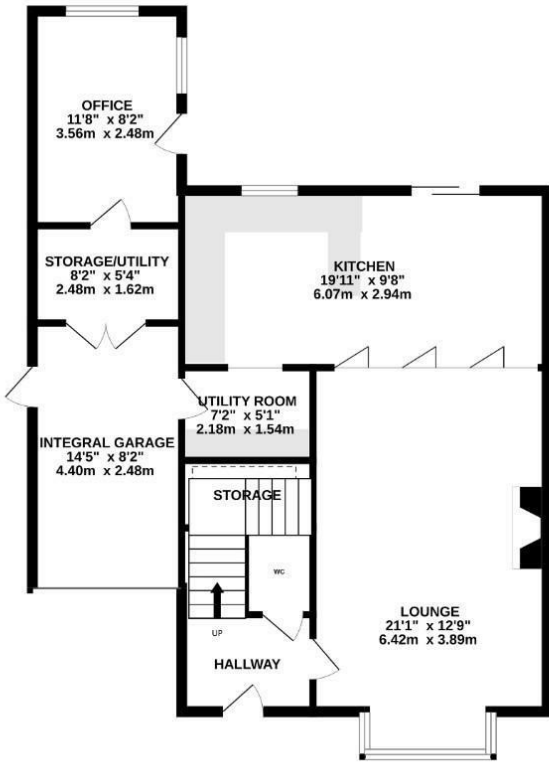
Hunters are pleased to offer the following services:

Residential Lettings: If you are considering renting your property, we offer a bespoke comprehensive range of services including Rent Guarantee for total peace of mind.

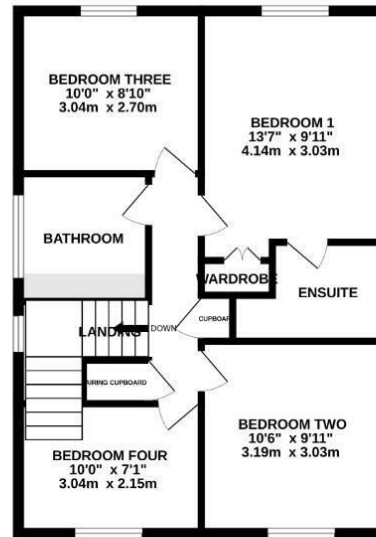
Need to arrange a RICS Building Survey? Call Richard for specialist advice.

Want To Sell Your Property ? Call Edward or Tracey to arrange your FREE no obligation market appraisal.

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix G2026.

**Viewing**

Please contact our Hunters Redditch Office on 0152760889 if you wish to arrange a viewing appointment for this property or require further information.

Mason House 96 Evesham Road, Redditch, B97 5ES

Tel: 0152760889 Email:

redditchsales@hunters.com <https://www.hunters.com>



**Council Tax:**

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

