



44 WHEATCROFT CLOSE, REDDITCH, B97 6UL

ASKING PRICE £250,000

A SIMPLY STUNNING TWO DOUBLE BEDROOM END TERRACE HOUSE WITH GARAGE & DRIVEWAY!!

This outstanding two bedroom end terrace house is set towards the end of the close, on the popular Brockhill Estate in Redditch. Significantly improved by the current owners, it is presented to a stunning standard. The property offers; beautiful living room, a lovely re-fitted kitchen/diner with breakfast bar and many integrated appliances, guest WC, TWO DOUBLE BEDROOMS and bathroom. There is a garage and driveway to the side, and a generous garden at the rear. Viewing is essential!!!

EPC - C.
Council Tax - C.

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

Approach



To the front of the property is a stone chipped area and paved pathway up to the main front entrance. To the side is a gate to the rear garden, a driveway leads up to the garage.

Inner Hallway/Porch

Has doors to the guest WC and to the living room.

Guest WC



Living Room

13'8" max x 12'9" max (4.19m max x 3.90m max)



Incorporates the stairs leading to the first floor, door into;

Kitchen/Diner

12'8" max x 9'2" max (3.88m max x 2.81m max)



A re-fitted kitchen, with breakfast bar area, integrated oven, hob, extractor, fridge freezer & washing machine, boiler is enclosed too. Double doors open to the rear garden.

Landing

With loft access and doors off to;

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Bedroom One

12'9" max x 9'7" max (3.89m max x 2.93m max)



With door to a built-in cupboard.

Bedroom Two

10'6" (to ward' fronts) x 7'9" max (3.22m (to ward' fronts) x 2.38m max)



Bathroom

6'11" max x 6'2" max (2.11m max x 1.90m max)

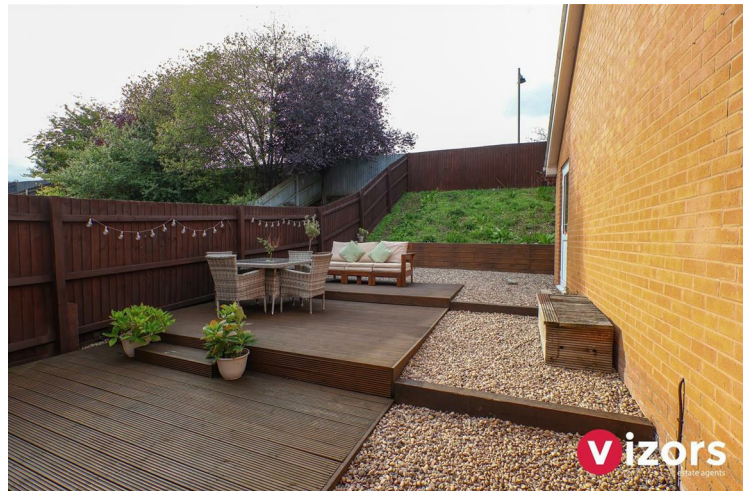


With mains shower over the bath.

Garage

18'6" max x 8'7" max (5.64m max x 2.63m max)
With up & over door and side door via the rear garden.

Rear Garden



With side gate access, areas of decking and stone chippings, with a sloped bank at the rear, side door to the garage.

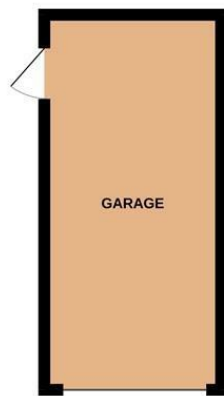
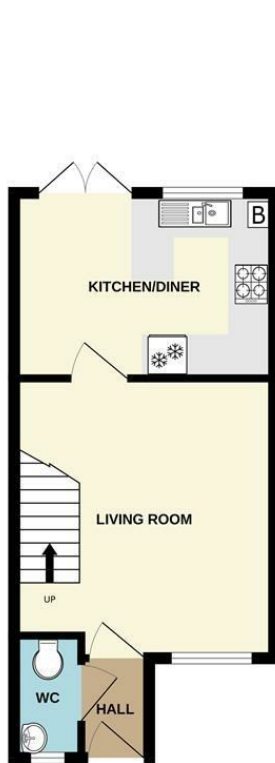
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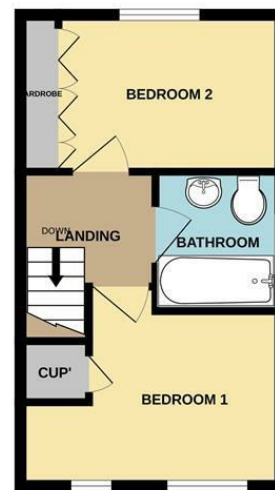
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GROUND FLOOR

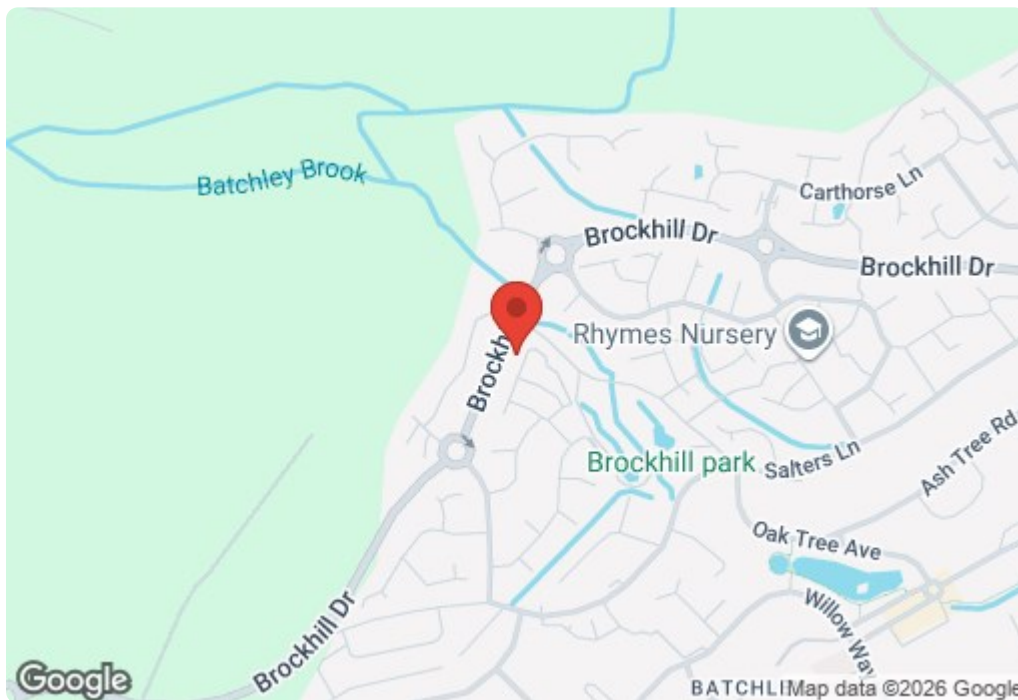


1ST FLOOR



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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		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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