



18 BELMONT CLOSE, REDDITCH, B97 5AW
£350,000

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AN OUTSTANDING DETACHED BUNGALOW SET IN THE MUCH REQUESTED DISTRICT OF HEADLESS CROSS, REDDITCH!!

This outstanding detached bungalow is offered with no onward chain, comprises; living room/diner, kitchen, two bedrooms, bathroom, conservatory, double garage & driveway and gardens to the front & rear. Viewing is advised.

EPC -C.

Approach

A block paved driveway leads up to the garages, a side gate at one side leads to the rear garden and main front entrance via an enclosed entrance porch into;

Double Garage

5.60m max x 2.42m max
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With x2 electric/remote up and over doors.

Inner Hall

With door into;

Living Room/Diner

17'4" max x 15'8" max into bay
(5.29m max x 4.78m max into bay)
With door to inner hallway;

Inner Hallway

With door to storage cupboard,
door to cupboard housing the
boiler, doors off to;

Kitchen

12'2" max x 7'10" max (3.73m max x
2.41m max)
With door leading out to the side of
the property.

Bedroom One

12'7" max x 9'11" max (3.84m max x
3.04m max)
With sliding doors out to;

Conservatory

8'8" max x 7'5" max (2.66m max x
2.28m max)

Bedroom Two

9'1" max x 6'11" max (2.79m max x
2.13m max)

Bathroom

7'10" max x 5'4" max (2.40m max x
1.63m max)



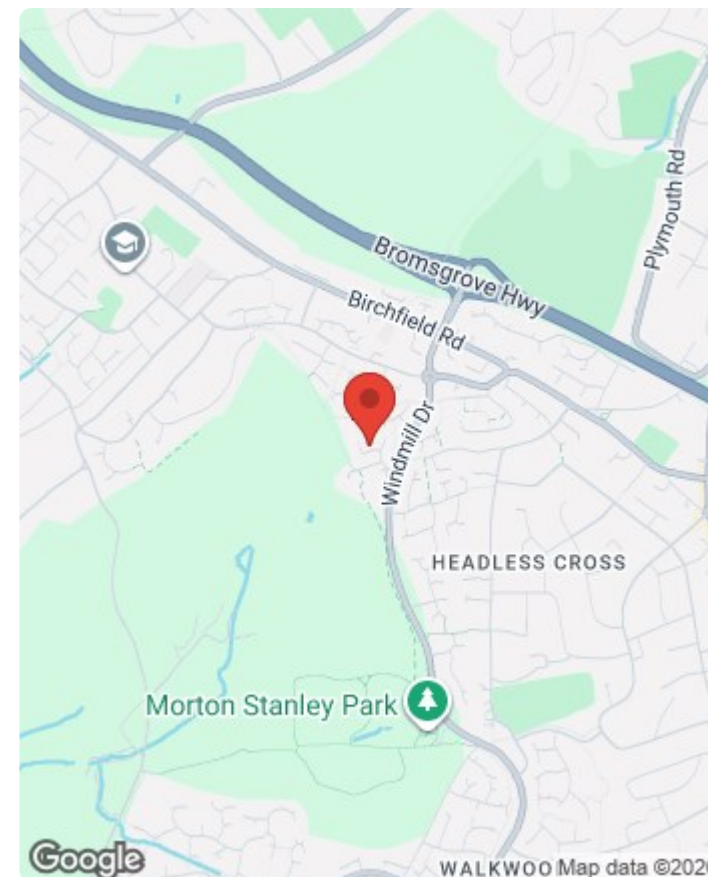
GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



TOTAL FLOOR AREA: 1019 sq.ft. (94.7 sq.m.) 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
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(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 (CO ₂) 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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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