



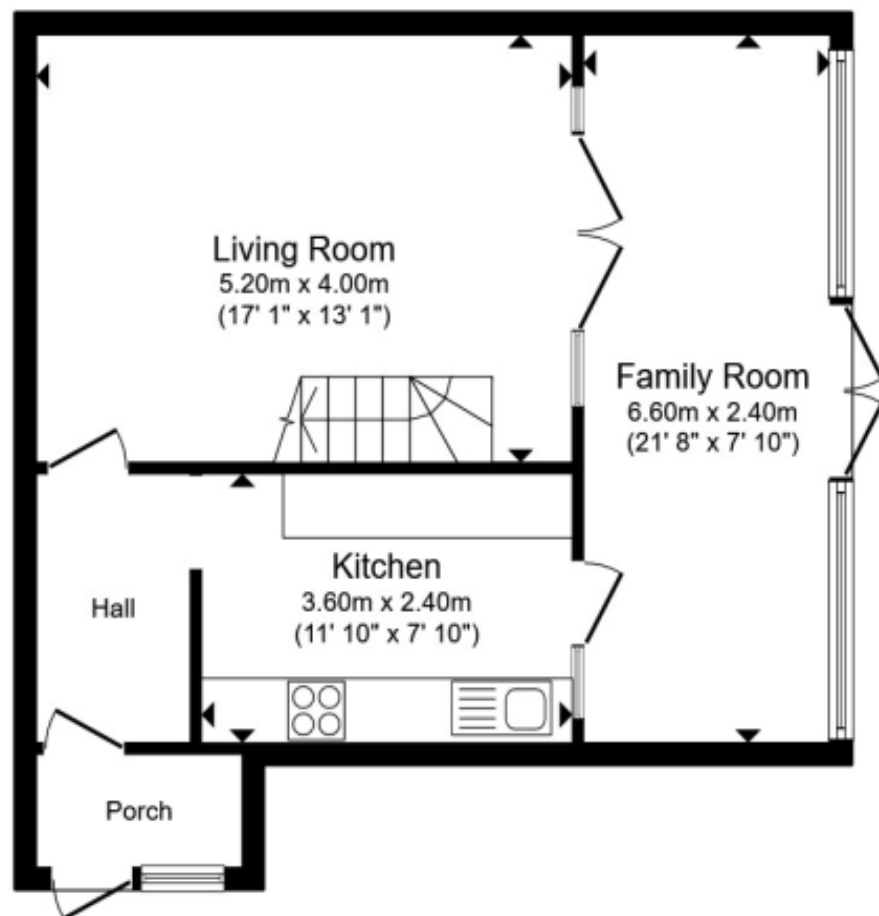
Pembridge Close, Winyates West Redditch B98 0JP

welcome to

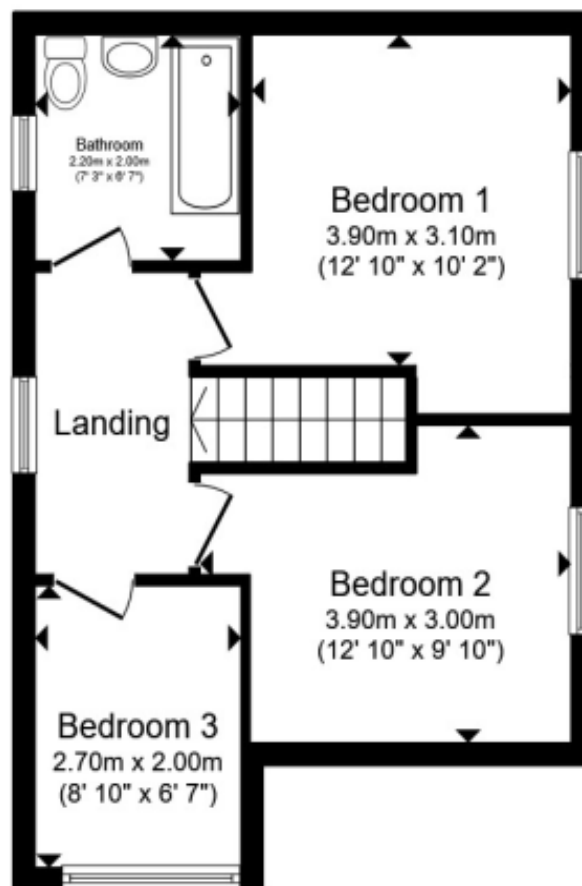
Pembridge Close, Winyates West Redditch

*** BEAUTIFULLY PRESENTED SEMI-DETACHED PROPERTY *** OFF-ROAD PARKING *** THREE GOOD SIZED BEDROOMS *** REAR GARDEN *** CONSERVATORY *** GARAGE *** GREAT LOCATION *** CHAIN FREE *** MOVE-IN READY ***

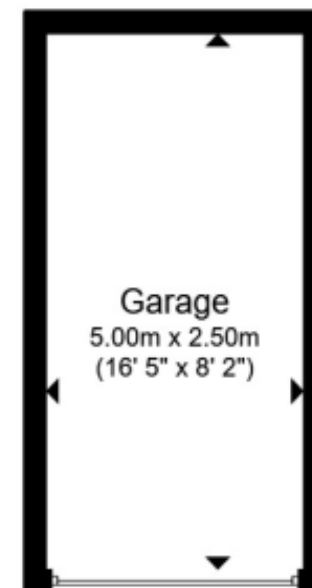




Ground Floor



First Floor



Garage

Total floor area 102.3 m² (1,101 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

Entrance Porch

With double glazed windows

Entrance Hallway

Living Room

13' 3" x 16' 11" (4.04m x 5.16m)

With underfloor heating as well as a central heating radiator, double glazed windows to the rear and double glazed french doors to the rear leading to the conservatory.

Kitchen

11' 10" x 7' 10" (3.61m x 2.39m)

With a range of wall and base units, a sink, electric hob, electric oven, double glazed windows to the rear plumbing for a washing machine and a central heating radiator,

Conservatory

21' 7" x 7' 8" (6.58m x 2.34m)

With double glazed French doors to the rear leading to the garden, double glazed windows to the rear and a central heating radiator.

Landing

With a central heating radiator

Bedroom One

11' 11" Max x 10' 3" Plus recess (3.63m Max x 3.12m Plus recess)

With double glazed windows to the rear and a central heating radiator.

Bedroom Two

10' 2" Max x 9' 7" (3.10m Max x 2.92m)

With double glazed windows to the rear and a central heating radiator.

Bedroom Three

8' 10" x 6' 6" (2.69m x 1.98m)

With double glazed windows to the front and a central heating radiator.

Family Bathroom

With a w/c, hand wash basin, heated towel rail, a

bath with shower overhead, double glazed windows to the side and a central heating radiator.

Rear Garden

With patio and lawn areas and a gate for rear access

Garage

16' 5" x 8' 2" (5.00m x 2.49m)

With electric roller door and parking space directly in front

Agent Note

The council tax band for this property is B

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



view this property online shipways.co.uk/Property/RDC110326



welcome to

Pembridge Close, Winyates West Redditch

- Beautifully presented throughout
- Semi-detached
- Three bedrooms
- Off-road parking
- Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£240,000



Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/RDC110326



Property Ref:
RDC110326 - 0006

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.


shipways



01527 65155



Redditch@shipways.co.uk



3 Alcester Street, REDDITCH, Worcestershire,
B98 8AE



shipways.co.uk