



Almondsbury Close, Redditch B97 6BF

welcome to

Almondsbury Close, Redditch

A well presented two bedroom end-terraced, placed in the popular location of Brockhill, Redditch. The home is an ideal opportunity for first time buyers to get onto the property ladder and be within close proximity to local amenities, schools, shops and Redditch Train Station for transport links.

Agents Note

.Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of the Connells Group.

Agents Note

Please note measurements have been taken by an external company and should only be used as a guide.

Agents Note

Council Tax Band 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 identify and anti-money laundering checks.

Entrance Hall

Obscure double glazed door to front and central heating radiator.

Guest Wc

Obscure double glazed window to front. Low level toilet and hand wash basin with pedestal. Central heating radiator and tiling to splash prone areas.

Kitchen-Diner

Obscure glazed window to front. A range of wall and base units with sink and drainer. Integrated oven with gas hobs, extractor hood over and splashback. Space for free standing appliances (fridge-freezer and washing machine). Central heating radiator and access to boiler.

Lounge

Double glazed door to rear. Central heating radiator and reduced ceiling height due to stairs rising to the

first floor.

Landing

Loft access and central heating radiator.

Bedroom One

Double glazed window to rear. Central heating radiator and fitted wardrobe.

Bedroom Two

Double glazed window to front. Central heating radiator.

Bathroom

Obscure double glazed to side. Low level toilet, hand wash basin with pedestal and bath with screen and wall mounted shower. Heated towel rail, tiling to splash prone areas and access to storage.

Front Garden

Laid lawn with path approaching main accommodation.

Rear Garden

Patio area with steps descending to laid lawn. Space for shed and rear gate access.

Parking

Allocated parking space to rear of the property.

Landing

Loft access and central heating radiator.





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Almondsbury Close, Redditch

- TWO BEDROOM END TERRACE WITH ALLOCATED PARKING
- IDEAL HOME FOR FIRST TIME BUYERS
- LOCAL AMENITIES NEARBY WITH GREAT TRANSPORT LINKS
-
-

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over
£210.000



Total floor area 61.8 m² (665 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



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Property Ref:
HAG106260 - 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.

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells



01562 886633



Hagley@shipways.co.uk



123 Worcester Road, Hagley, HAGLEY, West Midlands, DY9 0NG



shipways.co.uk