



**Hawling Street**  
REDDITCH

**Offers In Excess Of  
£225,000**





# Two Double Bedroom Mid Terraced Property

## Features.

- TWO DOUBLE BEDROOMS
- BATHROOM
- LOUNGE
- KITCHEN/DINER
- GUEST CLOAKROOM
- ENCLOSED REAR GARDEN
- TWO ALLOCATED PARKING SPACES
- DESIRABLE LOCATION

## Description.

Summary: A neatly presented two double bedroom mid terraced property offered with an enclosed rear garden, two allocated parking spaces and situated in the popular location of Brockhill, Redditch.

Description: This property has been well maintained by the current owners, the accommodation briefly comprising:- An enclosed entrance hall with guest cloakroom, lounge with front aspect window, under stairs storage and access to the kitchen. The kitchen/diner offers a range of modern fitted units, integrated washing machine, feature wall panelling, room for a table and chairs and access to the rear garden. A rising staircase leads to the first floor and offers two double bedrooms, a modern bathroom with bath and shower over, wash basin and WC.

Outside: The front aspect of the property is approached by a neatly maintained fore garden, enclosed rear garden with a patio for dining or entertaining, neatly maintained lawn, fenced boundaries, rear gated access and two allocated parking spaces.

Location: Situated in the popular area of Brockhill, the nearby town of Redditch offers easy access to motorway links (M42, Jct 2&3) and there are good rail and bus links. There are also excellent leisure facilities along with cultural attractions, and the Kingfisher Shopping Centre.





**Room Dimensions.**

Room Dimensions:

Hall

Downstairs WC

Lounge: 15' 1" x 9' 3" (4.62m x 2.82m) max

Kitchen/Diner: 12' 9" x 8' 0" (3.90m x 2.45m)

Stairs To First Floor Landing

Master Bedroom: 12' 9" x 8' 0" (3.90m x 2.45m)

Bedroom Two: 12' 9" x 8' 7" (3.90m x 2.62m) max

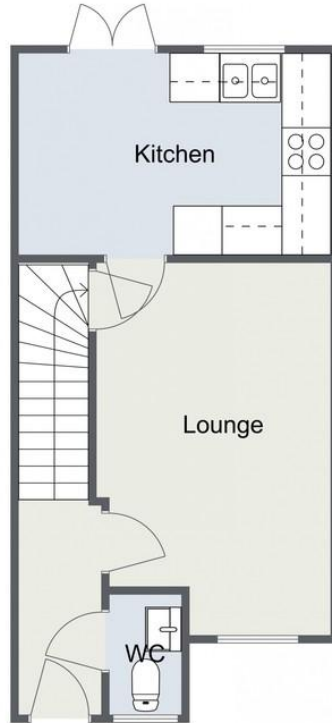
Bathroom: 6' 3" x 5' 6" (1.92m x 1.70m)

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.



## Hawling Street, Redditch

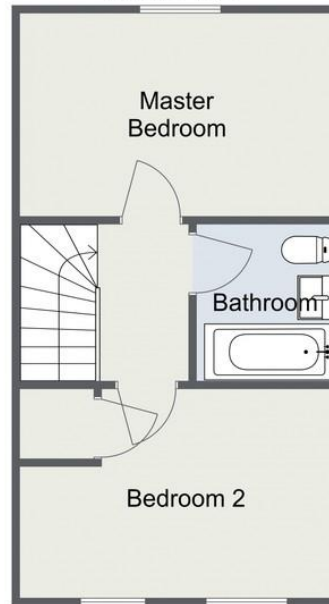
Ground Floor



Total Area Approx:  
57.4 sq metres (618 sq ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

First Floor



Total Area Approx  
57.4 sq m  
617.8 sq ft

EPC: B

COUNCIL TAX BAND: B

TENURE: Freehold

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For more information on this house or to arrange a viewing please call the Redditch office on:

**01527 540 654**

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Alternatively, you can scan below to view all of the details of this property online.



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