



**Rosedale Close**

REDDITCH

Offers In Excess Of:

**£250,000**



# Three Bedroom Semi Detached Town House

## Features.

- THREE DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- PRINCIPLE BATHROOM
- FIRST FLOOR LOUNGE
- GROUND FLOOR MODERN KITCHEN/DINER
- TWO GUEST CLOAKROOMS
- INTEGRAL GARAGE
- OFF ROAD PARKING
- POPULAR LOCATION

## Description.

Summary: A beautifully presented three double bedroom town house offered with an en-suite to the master bedroom, principle bathroom and two guest cloakrooms, a modern kitchen/diner and integral garage with off road parking. Situated in the popular location of Brockhill, Redditch.

Description: This property has been very well maintained throughout with the accommodation briefly comprising:- An inviting entrance hall with integral garage access and guest cloakroom. The kitchen/diner is of a modern design with a range of fitted units, space for free standing appliances, room for a table and chairs and access to the rear garden. A rising staircase leads to the first floor and offers a good sized lounge with feature fireplace, bedroom three with built in wardrobes and an additional guest cloakroom. A further rising staircase leads to the second floor and offers the master bedroom with en-suite shower room and built in wardrobes, bedroom two and the family bathroom with bath and shower over, basin and WC.

Outside: The front aspect of the property is approached by tarmac laid off road parking, access to the garage and to the main residence via a canopied porch. The rear garden offers a delightful space to dine or entertain friends and family with a neatly maintained lawn, paved patio, feature flower beds and side gate access.

Location: The 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

Kitchen/Diner: 15' 3" x 10' 1" (4.65m x 3.08m)

Garage: 15' 10" x 8' 4" (4.85m x 2.55m)

Stairs To First Floor Landing

Lounge: 15' 3" x 12' 5" (4.65m x 3.80m)

Bedroom Three: 13' 11" x 8' 8" (4.25m x 2.65m)

WC

Stairs To Second Floor Landing

Master Bedroom: 15' 3" x 10' 7" (4.65m x 3.23m) max

En Suite: 6' 8" x 4' 0" (2.05m x 1.22m)

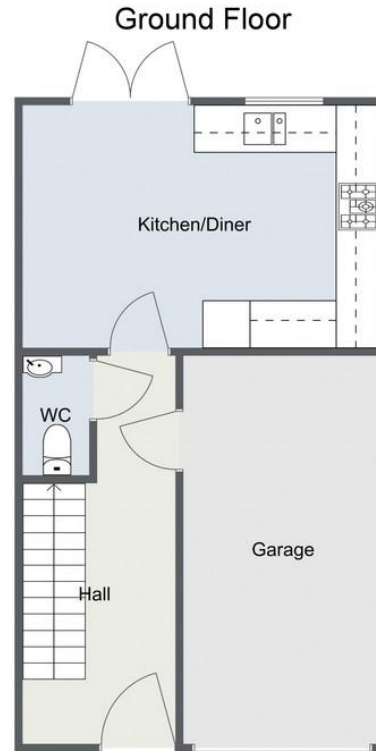
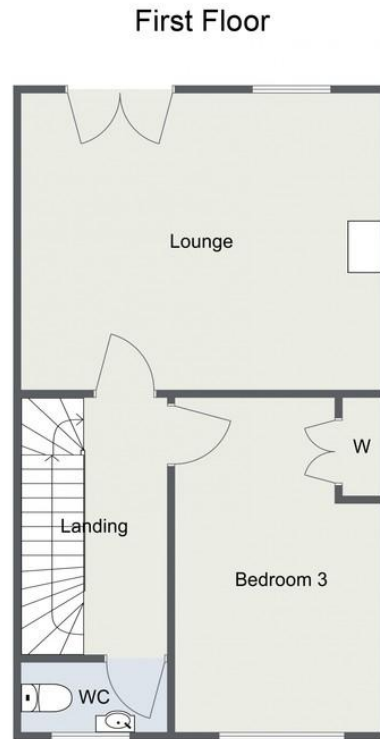
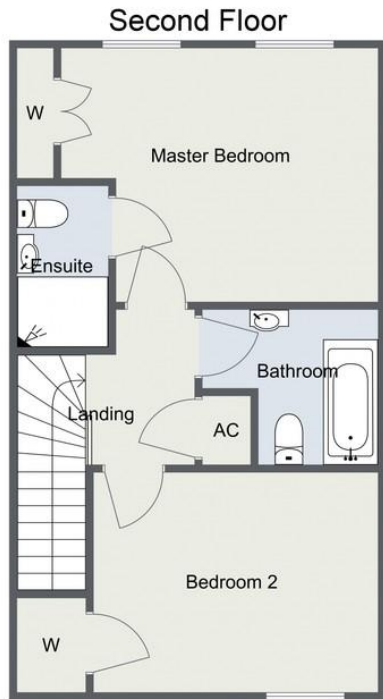
Bedroom Two: 11' 11" x 9' 4" (3.65m x 2.85m)

Bathroom: 7' 2" x 6' 4" (2.20m x 1.95m) max

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.



# Rosedale Close, Redditch



Total Area Approx:  
112.7 sq metres (1213 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.

EPC: C

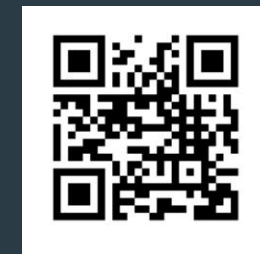
COUNCIL TAX BAND: C

TENURE: Freehold

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

01527 540 654

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



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