

Whealers Lane Brockhill, Redditch B97 6GT



This well presented two double bedroom terraced home enjoys a desirable corner location within this popular area and briefly comprises: entrance hall, cloakroom w/c, lounge, dining kitchen, two double bedrooms & bathroom. There is a pleasant rear garden and off-road parking for two cars.

EP RATING: C

SUMMARY OF ACCOMMODATION:

This beautifully presented modern terraced property enjoys a delightful position on this extremely popular residential development. The well-appointed accommodation comprises; ENTRANCE HALL having laminate flooring and access to the GUEST CLOAKROOM W.C having a dual flush w.c and a wall mounted wash hand basin. The LOUNGE has a double glazed window overlooking the front elevation, stairs rising to the first floor accommodation and a door leading into the DINING KITCHEN. The kitchen area has a range of wall mounted and base units having a rolled edge work surface over with a stainless steel one and a half bowl sink inset with mixer tap over. There is an integrated oven, gas hob and extractor unit and a double glazed window overlooking the rear garden. To the first floor are TWO DOUBLE BEDROOMS, both having fitted wardrobes and The BATHROOM comprises; bath with mains shower over, pedestal wash hand basin and a dual flush w.c.

The garden can be accessed from the kitchen and comprises an initial patio, lawn and gravel to the side, which further leads to a shed and gated access to the rear and the property's allocated parking, where there are two spaces.

SCHEDULE OF ACCOMMODATION:

ENTRANCE HALL:

GUEST CLOAKROOM W.C:

LOUNGE: 3.90 max x 4.17 (12' 9" max x 13' 8")

KITCHEN: 3.89 x 2.85 (12' 9" x 9' 4")

LANDING:

BEDROOM ONE: 3.26 x 2.43 (10' 8" x 8')

BEDROOM TWO: 2.88 x 2.39 (9' 5" x 7' 10")

BATHROOM:

GENERAL INFORMATION:

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included. All other items are excluded. Some carpets and curtains may be available by separate negotiation with the vendors if required.

TENURE

Freehold

VIEWING

Strictly via the agent

PROPERTY INFORMATION QUESTIONNAIRE

A copy of a Property Information Questionnaire is available about this property at our office. This has been completed by the seller to provide comprehensive information about the property which will be of relevance to any intending purchaser.

THE CONSUMER PROTECTION REGULATIONS

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FREE VALUATION FOR SALE

If you are thinking of selling, we would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

SURVEY DEPARTMENT

If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our services to carry out an independent survey on the property you intend to purchase. We provide RICS Home Buyers' Survey and Valuation Reports, to ensure your dream home will not turn into a nightmare. Please contact our Survey Department on 0121 477 6768.

LETTINGS

If you would like to rent your property out, or alternatively rent a property from us, contact our Lettings Department on 0121 445 7410.

MORTGAGE AND FINANCIAL SERVICES

We will be very pleased to ask our Mortgage Consultant to discuss your mortgage requirements. Simple, impartial, personal service in a complex world – they have all lenders and life companies at their fingertips.

Loans are subject to status and survey. Minimum age is 18.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request. A mortgage indemnity policy may be required.





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