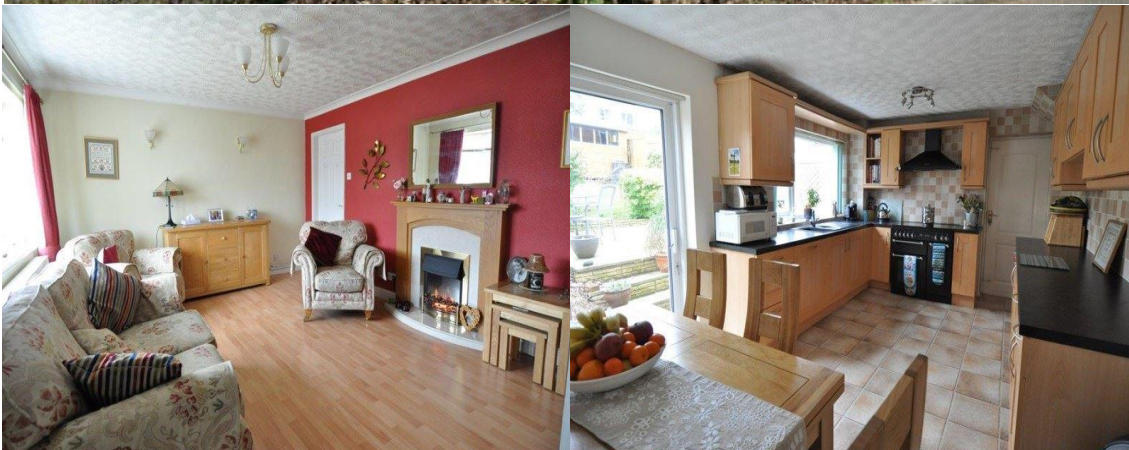


Foredrift Close, Southcrest, Redditch B98 7NP



THIS LINK DETACHED HOME LOCATED IN THIS WELL ESTABLISHED CUL DE SAC comprises; lounge, dining kitchen & utility. To the first floor are three bedrooms & the family shower room. There is an enclosed rear garden, driveway and garage for storage. EP RATING: D

SUMMARY OF ACCOMMODATION:

This link detached home occupies a pleasant position set within a sought after residential area of Southcrest. The property provides good access to the open countryside, town centre facilities and national road networks.

The well-presented accommodation comprises; ENTRANCE PORCH which gives access to the LOUNGE which has a double glazed window to the front elevation, laminate flooring and a feature fireplace. The DINING KITCHEN is fitted with a range of contemporary wall mounted and base units having a rolled edge work top over and integrated appliances to include a dishwasher and fridge. There is space for a range style oven and a double glazed sliding patio door to the rear garden. There is a UTILITY ROOM with matching base and wall mounted units to the kitchen, space for washing machine and tumble drier a door to the garage and a door to the rear garden. To the first floor is the LANDING which has a double glazed window, access to loft (not inspected) and an airing cupboard. Doors radiate off to THREE BEDROOMS, the MASTER BEDROOM having a double glazed window overlooking the front elevation and fitted wardrobes. The THIRD BEDROOM also has fitted wardrobes and wall mounted cupboards. The SHOWER ROOM comprises a modern white suite to include a fully fitted shower cubicle with electric shower, pedestal wash hand basin and low level w.c.

The property further benefits from Private Driveway Parking, Low-maintenance Rear Garden, Pleasant Front Garden, Double Glazing and Central Heating System

SCHEDULE OF ACCOMMODATION:

PORCH

LOUNGE :3.75 x 5.12 (12' 3" x 16' 9")

KITCHEN / DINER : 3.14 x 5.11 (10' 3" x 16' 9")

UTILITY 3.25 X 2.33 (10' 7" x 7' 7")

LANDING:

BEDROOM ONE : 3.17 to front of robes x 2.95 (10' 4" to front of robes x 9'8")

BEDROOM TWO : 2.95 x 3.40 (9' 8" x 11' 1")

BEDROOM THREE : 2.13 x 2.33 (7' x 7' 7")

SHOWER ROOM:

GARAGE (STORAGE ONLY) : 2.42 X 3.68 (7' 11" x 12')

OUTSIDE:

GENERAL INFORMATION:

SERVICES

Central heating is provided.

TENURE

The agents understand the property is Freehold.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other



items are excluded. Some carpets and curtains may be available by separate negotiation with the vendors, if required.

VIEWINGS

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 dreamhome 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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FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Measurements are approximate. Not to scale. Illustrative purposes only.
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