



**Honeychurch  
Close**

REDDITCH

**£180,000**





# Three Bedroom End Of Terrace Property

## Features.

- THREE BEDROOMS
- THREE FLOORS
- KITCHEN/DINER
- SEPARATE UTILITY ROOM
- GUEST WC
- CONSERVATORY
- ALLOCATED PARKING
- FRONT AND REAR GARDENS

## Description.

Summary: A well presented three bedroom property set across three floors and benefiting from a separate utility, conservatory and allocated parking. This property is being offered with no onward chain.

Description: This property is situated in the popular district of Smallwood, Redditch. The accommodation, in brief comprises:- A modern kitchen with integrated oven and space for free standing appliances, space for a table and chairs for more comfortable dining, access to the separate utility and opening doors to the conservatory. The first floor offers:- The lounge with dual aspect windows, The family bathroom with bath and shower over, sink and WC, the third bedroom of single use. The second floor offers the master bedroom and en-suite with a shower enclosure, sink and WC. A spacious second bedroom with front aspect window.

Outside: The front aspect of the property is approached with mature shrubbery and a pathway leading to the main entrance. The rear garden has been beautifully presented with a neatly maintained lawn, gravel pathways and feature flower beds.

Location: Situated in Smallwood, the property is in close proximity to local amenities and within the catchment area local schooling. 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 and entertainment facilities along with cultural attractions, and the Kingfisher Shopping Centre.



Room Dimensions:

Kitchen/Diner: 25' 9" x 9' 3" (7.86m x 2.84m) max

Utility Room: 5' 8" x 10' 0" (1.74m x 3.05m) max

WC 5' 6" x 3' 3" (1.70m x 1.01m)

Conservatory: 9' 4" x 10' 9" (2.85m x 3.30m)

Stairs To First Floor Landing

Lounge: 11' 10" x 12' 11" (3.61m x 3.94m)

Bedroom Three: 7' 5" x 6' 5" (2.27m x 1.96m)

Bathroom: 5' 11" x 6' 5" (1.82m x 1.97m)

Stairs To Second Floor Landing

Master Bedroom: 11' 10" x 12' 11" (3.61m x 3.94m) max

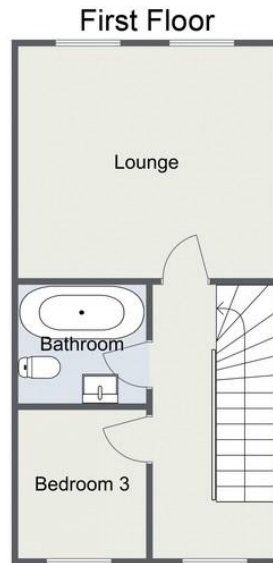
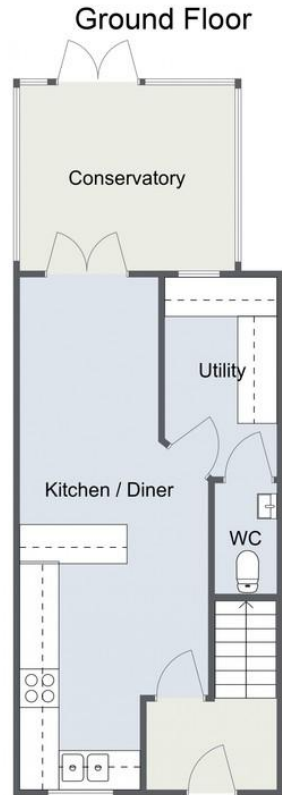
En Suite: 5' 9" x 6' 4" (1.77m x 1.94m) max

Bedroom Two: 10' 7" x 9' 5" (3.24m x 2.88m)





## Honeychurch Close, Redditch



Total Area  
Approx  
102.8 sq m  
1106.5 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

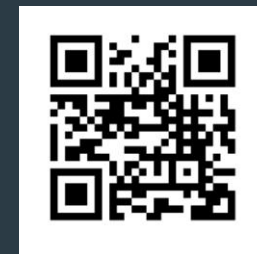
.....

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.



**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.

.....

373 Evesham Road  
Redditch  
Worcestershire  
B97 5JA