



**Newent Close**

REDDITCH

Offers In Excess Of  
**£250,000**



# Three Bedroom Semi-Detached House

## Features.

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- SEPARATE UTILITY
- GUEST WC
- FRONT AND REAR GARDENS
- GARAGE AND OFF ROAD PARKING
- DESIRABLE LOCATION

## Description.

Summary: A wonderfully presented three bedroom semi detached property with a separate utility, integral garage and located in the desirable location of Winyates Green.

Description: A beautifully maintained property with wonderful internal living space briefly comprising:- A spacious lounge with front aspect window and feature fire place, an open plan dining room to the kitchen benefiting from patio doors to the rear garden. A well appointed modern yet traditional fitted kitchen with space for a rangemaster cooker and American fridge freezer. The kitchen allows access through to the utility room and guest WC. A rising stair case leads to the first floor and offers the master bedroom, a second well proportioned bedroom and the third bedroom of single use. The family bathroom has a bath with shower over, sink and WC.

Outside: The front aspect of the property is approached by a neatly maintained lawn, block paved driveway with access to the garage via up and over doors and entrance to the main residence from an enclosed porch. The rear garden has been beautifully maintained with a paved patio for dining or entertaining, a further decked area providing additional space for seating.

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



Room Dimensions:

Porch

Hall

Porch

Lounge: 13' 7" x 12' 3" (4.15m x 3.75m) max

Lounge: 13' 7" x 12' 4" (4.15m x 3.77m) max

Kitchen: 15' 5" x 7' 6" (4.72m x 2.30m)

Dining Room: 15' 7" x 10' 5" (4.77m x 3.18m)

Utility Room: 8' 5" x 8' 0" (2.58m x 2.45m)

Garage: 10' 4" x 8' 2" (3.15m x 2.50m)

Stairs To First Floor Landing

Master Bedroom: 13' 5" x 9' 3" (4.10m x 2.82m) max

Bedroom Two: 10' 11" x 9' 3" (3.35m x 2.82m) max

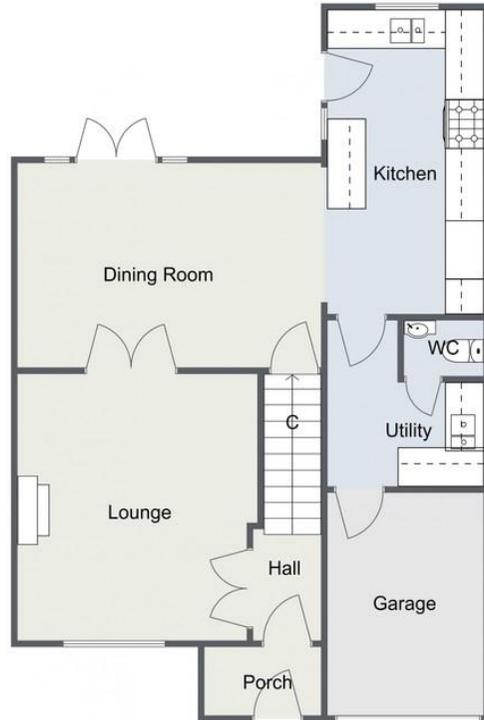
Bedroom Three: 10' 5" x 6' 8" (3.18m x 2.05m)

Bathroom: 7' 11" x 6' 2" (2.42m x 1.90m)



# Newent Close, Redditch

## Ground Floor



## Second Floor



Total Area Approx:  
101.4 sq metres (1092 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