



Flaxley Close

REDDITCH

£220,000



# Two Bedroom Semi Detached Property

## Features.

- TWO DOUBLE BED ROOMS
- REFURBISHED SHOWER ROOM
- LOUNGE
- KITCHEN/DINER
- CONSERVATORY
- GARAGE AND OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- POPULAR LOCATION

Summary: A well presented two double bedroom semi detached property benefiting from a garage, conservatory, refurbished shower room and situated in the popular district of Winyates Green Redditch.

## Description.

Description: This property has been neatly presented with the accommodation briefly comprising:- The lounge with front aspect bay window, a kitchen/diner with fitted units, space for free standing appliances and room for a table and chairs for more comfortable dining. The kitchen also offers access to the conservatory. A rising staircase leads to the first floor and offers the master bedroom with built in storage, a further well proportioned second bedroom and the main bathroom having a modern design with a shower enclosure, sink and WC.

Outside: The front aspect of the property is approached by a neatly maintained block paved driveway with space for two vehicles to off road park and access to the garage. The main residence is entered via an enclosed porch. The rear garden offers an array of paved patios, low maintenance gravel areas and artificial grass with fenced boundaries.

Location: Situated in Winyates Green, which sits within close proximity to Ipsley Alders Marsh nature reserve and ideally positioned within walking distance to a local shop and community centre with toddlers playgroup. The location offers catchment for the well-regarded local schooling, including Mappleborough Green Primary School. 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

Lounge: 15' 4" x 9' 8" (4.68m x 2.95m)

Kitchen/Diner: 13' 0" x 8' 5" (3.98m x 2.58m)

Conservatory: 9' 2" x 7' 8" (2.80m x 2.35m)

Garage: 17' 6" x 7' 11" (5.35m x 2.42m)

Stairs To First Floor Landing

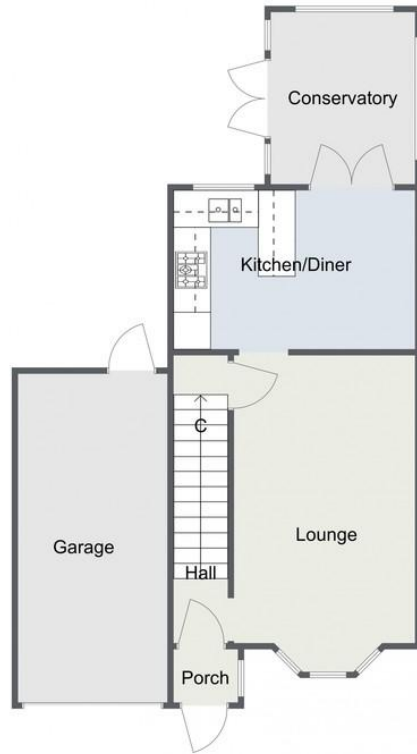
Master Bedroom: 12' 11" x 10' 7" (3.95m x 3.25m) max

Bedroom Two: 13' 3" x 8' 3" (4.05m x 2.52m) max

Bathroom: 8' 4" x 6' 2" (2.55m x 1.90m)



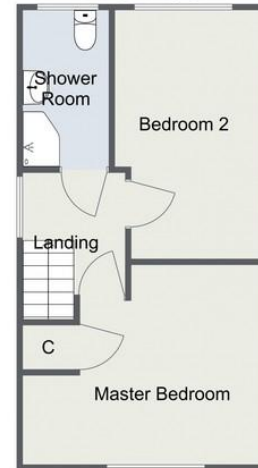
## Flaxley Close, Redditch Ground Floor



Total Area Approx:  
80.2 sq metres (863 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.

## First Floor



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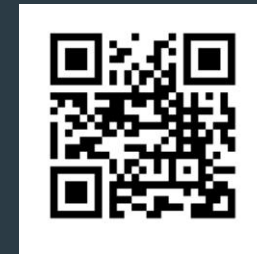
COUNCIL TAX BAND: C

TENURE: Freehold

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

**01527 540 654**

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



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