

**High Trees Close**

REDDITCH

Offers In Excess Of  
**£175,000**





# Three Bedroom Semi-Detached House

## Features.

- NEATLY PRESENTED SEMI DETACHED HOUSE
- THREE BEDROOMS
- SPACIOUS LOUNGE
- MODERN KITCHEN/ DINER
- MODERN BATHROOM
- LOW MAINTENANCE REAR GARDEN
- NO UPWARD CHAIN
- OUTSIDE BRICK BUILT STORE

## Description.

Summary: A neatly presented three-bedroom semi-detached house, being sold with no upward chain, offering well-proportioned accommodation and a low maintenance rear garden, situated in Oakenshaw, Redditch.

Description: The accommodation briefly comprises of entrance hallway with built in store cupboard and stairs rising to first floor, spacious lounge with door to garden and a kitchen/ diner with a range of wall and base units with integrated oven and ceramic hob. To the first floor are the master bedroom, two further well-proportioned bedrooms and bathroom with low level WC, wash hand basin, bath and separate shower enclosure, all leading off a central landing with two built-in storage cupboards.

Outside: The property offers a low maintenance split level rear garden, with paved patio, tiered paving with gravel beds leading to decked seating area, to fenced boundaries.

Location: Situated in the suburb of Oakenshaw, 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 facilities along with cultural attractions, including the Kingfisher Shopping Centre.



## Room Dimensions:

Hall

Kitchen/Diner: 15' 8" x 9' 5" (4.78m x 2.88m)

Lounge: 15' 8" x 10' 5" (4.78m x 3.18m)

Stairs To First Floor Landing

Master Bedroom: 14' 9" x 9' 6" (4.52m x 2.90m) max

Bedroom Two: 13' 8" x 6' 6" (4.18m x 2.00m) max

Bedroom Three: 9' 6" x 6' 7" (2.92m x 2.02m)

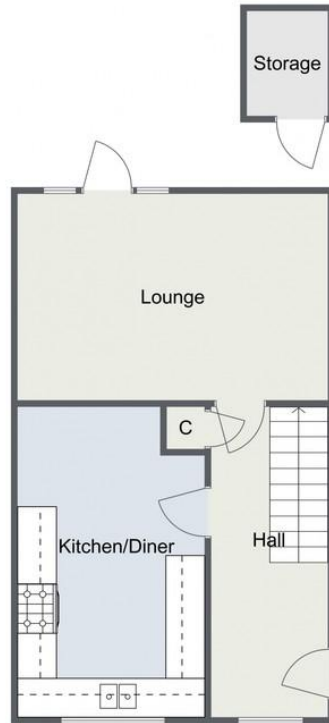
Bathroom: 8' 9" x 5' 4" (2.67m x 1.65m)



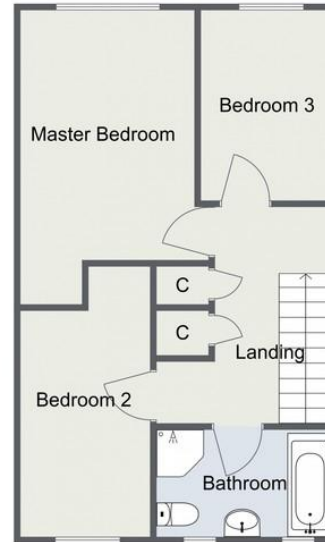


## High Trees Close, Redditch

### Ground Floor



### First Floor



Total Area Approx:  
79.7 sq metres (858 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: B

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.

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