

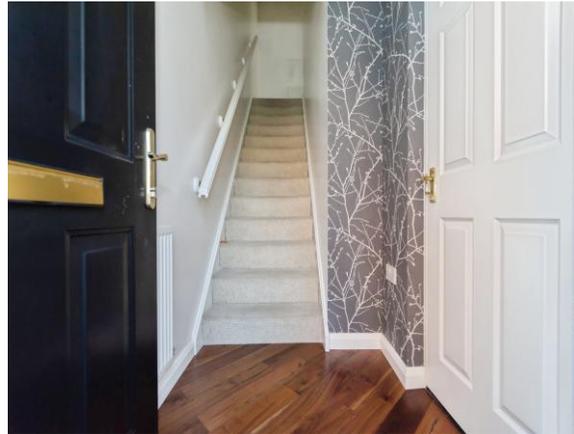


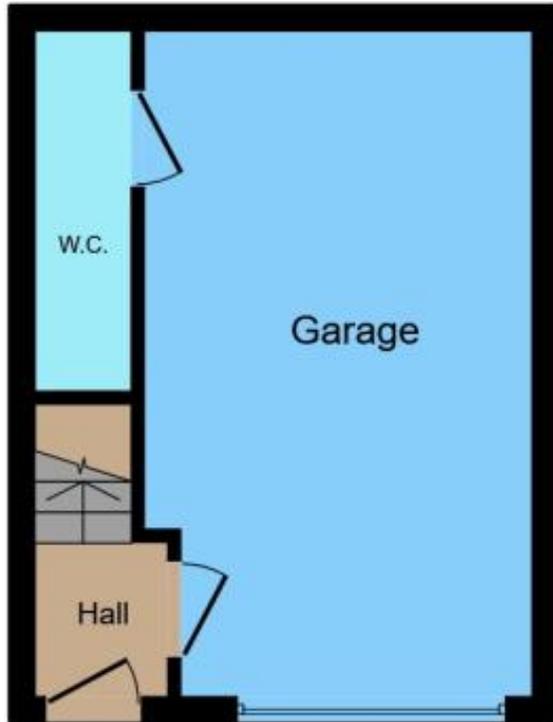
**Pitchcombe Close, Redditch B98 7HS**

**welcome to**

**Pitchcombe Close,Redditch**

NO CHAIN. COME AND TAKE A LOOK AT THIS FANTASTIC DETACHED COACH HOUSE. FREEHOLD! TWO DOUBLE BEDROOMS , SHOWER ROOM , KITCHEN AND LOUNGE. DOWNSTAIRS TOILET. GARAGE AND DRIVE. WHAT MORE COULD YOU WANT . DON'T MISS OUT , YOU NEED TO VIEW TODAY. CALL US AND SEE IT FOR YOURSELF !!





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### **Approach**

Via a footpath leading up to front door accommodation.

### **Entrance Hallway**

Doors to garage and access up the stairs to first floor accommodation. Feature flooring.

### **Wc**

Close coupled toilet. Central heating radiator. Sink and pedestal.

### **Lounge**

17' 7" x 13' 1" ( 5.36m x 3.99m )

Double Glazed Window to front. Central heating radiator. Archway to kitchen. Door to inner hallway.

### **Kitchen**

6' 7" max x 7' 10" max ( 2.01m max x 2.39m max )

Double Glazed window to front. Fitted Wall and base units with roll top work surface over. Stainless steel sink, drainer and mixer tap over. Tiling to splash prone areas. Integrated oven, hob and extractor hood. Space for fridge freezer. Feature flooring.

### **Inner Hallway**

Doors to Bedrooms One, Two and Shower Room.

### **Bedroom 1**

17' 7" x 13' 1" ( 5.36m x 3.99m )

Double glazed window to front. Central heating radiator.

### **Bedroom 2**

11' 8" x 7' 3" ( 3.56m x 2.21m )

Double Glazed window to rear. Central heating radiator.

### **Shower Room**

Walk in wet room with trap in floor. space for shower mounted to wall. Tiling to splash prone areas, Close coupled toilet. Vanity wash hand basin with mixer tap over. Tiled floor to compliment. Chrome effect towel radiator

### **Garage**

(Unable to measure at time of visit.) please ensure it meets your requirements. An up and over door to front. Door to downstairs toilet.

### **Agents Note**

As far we are aware there is a yearly payment service charge for the estate grounds. We believe that the yearly charge is currently £414.12. Please ensure you seek legal clarification through your solicitor.



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welcome to

## Pitchcombe Close, Redditch

- NO CHAIN
- DETACHED coach House
- DOWNSTAIRS TOILET
- TWO DOUBLE BEDROOMS
- GARAGE

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers over

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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