



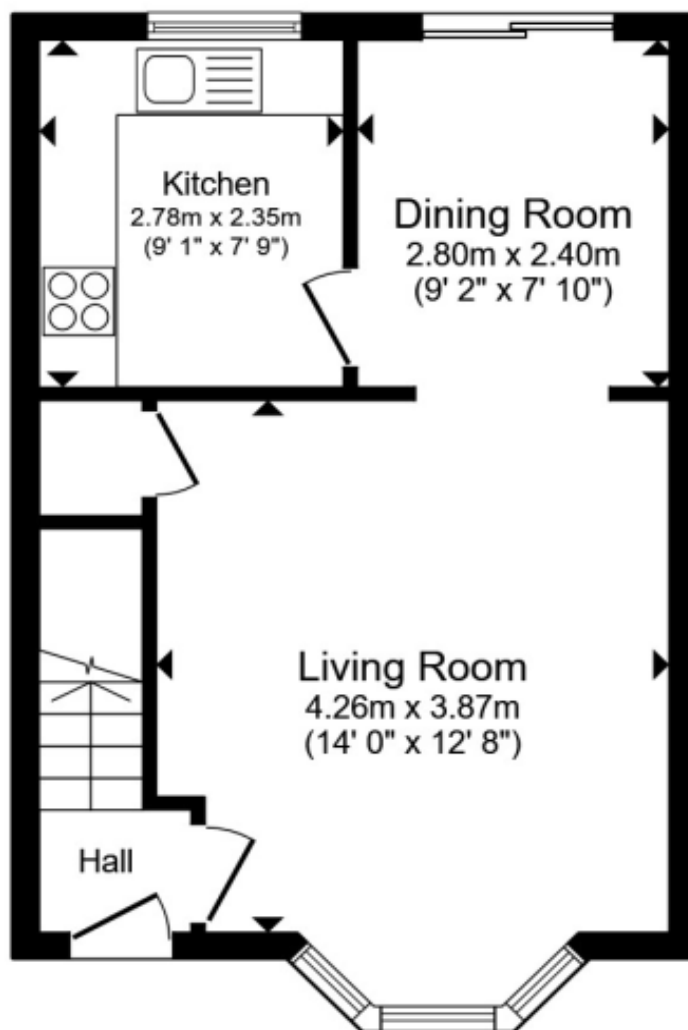
Wooton Close, Redditch B97 6UD

welcome to

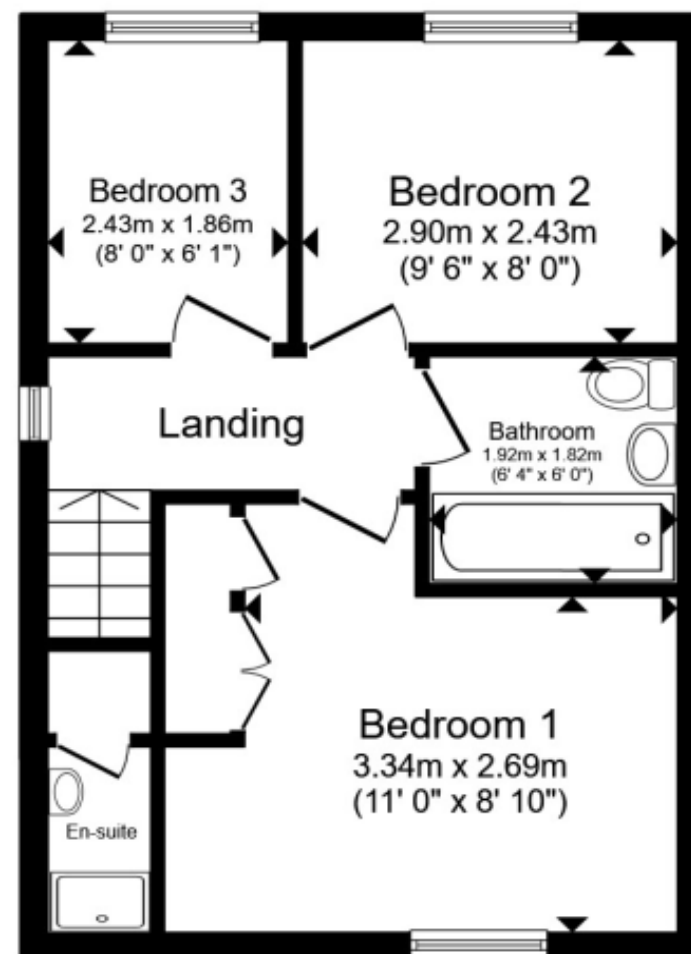
Wooton Close,Redditch

*** BEAUTIFULLY PRESENTED SEMI-DETACHED PROPERTY *** THREE GOOD SIZED BEDROOMS *** TWO RECEPTION ROOMS *** FAMILY BATHROOM *** SHOWER CUBICLE IN MAIN BEDROOM *** DRIVEWAY *** GARAGE *** SECURE REAR GARDEN *** EXCELLENT LOCATION ***





Ground Floor



First Floor

Total floor area 70.4 m² (758 sq.ft.) approx

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.propertybox.io

required identity and anti-money laundering checks.

Driveway
Entrance Hallway
Living Room

With double glazed bay window to the front aspect, a gas fire with feature surround, in-built understairs storage cupboard and a central heating radiator

Dining Room

With double glazed patio doors to the rear and a central heating radiator

Kitchen

With a range of wall and base units, a gas hob, electric oven, a sink/drain, plumbing for a dishwasher and double-glazed windows to the rear

Landing

Bedroom One

With double glazed windows to the front, a central heating radiator and a shower cubicle and hand wash basin

Bedroom Two

With double glazed windows to the rear and a central heating radiator

Bedroom Three

With double glazed windows to the rear and a central heating radiator

Bathroom

With a w/c, hand wash basin and a bath with mixer taps

Garden

With patio, decking and lawn areas

Garage

Agents Note

Please note that the Council Tax Band for this property is C

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the



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welcome to

Wooton Close, Redditch

- Beautifully presented semi-detached
- Garage & Driveway
- Two reception rooms
- Family Bathroom
- Secure rear garden

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

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RDC110622 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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