



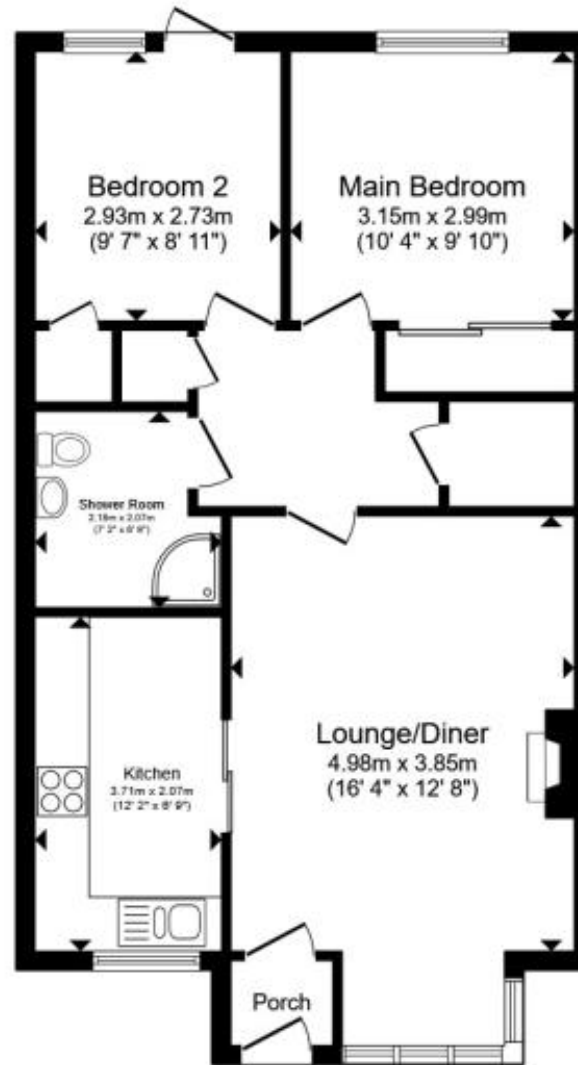
**Naseby Close, Redditch B98 9LH**

**welcome to**

**Naseby Close, Redditch**

\*\*\* BEAUTIFULLY PRESENTED BUNGALOW \*\*\* ANCHOR HOMES OVER 50'S RESIDENCE \*\*\* NO CHAIN \*\*\* TWO GOOD SIZED BEDROOMS \*\*\*  
SHOWER ROOM \*\*\* COMMUNAL GARDENS \*\*\* RESIDENTS ONLY PARKING \*\*\* VIEWING HIGHLY RECOMMENDED \*\*\*





## Ground Floor

Total floor area 62.9 m<sup>2</sup> (677 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](http://www.propertybox.io)

**Entrance Porch**

With double glazed windows to the front

**Living Room**

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

**Kitchen**

With a range of wall and base units, a sink/drain, an electric hob, electric ovens, plumbing for a washing machine and double-glazed windows to the front

**Shower Room**

With shower cubicle, w/c, hand wash basin, extractor fan and a central heating radiator

**Bedroom One**

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

**Bedroom Two**

With a built-in storage cupboard, double glazed windows to the rear and a central heating radiator

**Rear Garden**

Fenced off patio section for personal use leading out to the communal gardens

**Agent Note**

Please note that an AML fee is chargeable once an offer has been accepted to cover the cost of carrying out identity and anti-money laundering checks.

**Agents Note**

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



***view this property online*** [shipways.co.uk/Property/RDC110663](https://shipways.co.uk/Property/RDC110663)



welcome to

## Naseby Close, Redditch

- Beautifully presented bungalow
- Anchor Homes over 50's residence
- Two good sized bedrooms
- Residence only parking
- Communal gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 18 Oct 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £185,000



Please note the marker reflects the postcode not the actual property

**view this property online** [shipways.co.uk/Property/RDC110663](https://shipways.co.uk/Property/RDC110663)



Property Ref:  
RDC110663 - 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.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
shipways



**01527 65155**



[Redditch@shipways.co.uk](mailto:Redditch@shipways.co.uk)



3 Alcester Street, REDDITCH, Worcestershire,  
B98 8AE



**[shipways.co.uk](https://shipways.co.uk)**