



Hoveton Close

Greenlands | Redditch

Four Bed Detached House

A very nicely presented four bedroom detached family home situated in the Greenlands area of Redditch close to local shops, schools and transport links.

The accommodation briefly comprises:- Driveway & Double Garage, Hallway, Downstairs WC, Lounge with Feature Fireplace & Bay Window, Dining Room, Breakfast Kitchen with Integrated Oven & Hob with French Doors providing access to Conservatory, Utility, Study, Stairs to First Floor Landing, Master Bedroom with Built-in Wardrobes & En Suite, Double Bedroom Two, Two Further Bedrooms, & Family Bathroom.

Outside, the rear garden offers a patio area, beyond which is lawned.

The town of Redditch is in north east Worcestershire about 15 miles south of Birmingham. There is easy access to motorway links (M42, Jct 2&3) and there are good rail and bus links. There are excellent leisure facilities along with cultural attractions, including the Kingfisher Shopping Centre.

EPC Awaited

Council Tax Band F

This property is sold on a Freehold basis

As the sellers agent we are not surveyors or conveyancing experts, as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.



Details

Hallway

Downstairs WC

Lounge

4.75m (Into The Bay) x 3.25m (15' 7" x 10' 8")

Dining Room

3.5m x 3.25m (Max) (11' 6" x 10' 8")

Breakfast Kitchen

5m (Max) x 3.35m (Max) (16' 5" x 11')

Utility Room

Conservatory

3.45m x 2.95m (11' 4" x 9' 8")

Study

3m x 2.4m (9' 10" x 7' 10")

Double Garage

5.35m x 5.35m (17' 7" x 17' 7")

Stairs to First Floor Landing

Master Bedroom

5.8m (Max) x 4.3m (Max) (19' x 14' 1")

Ensuite

Bedroom Two

4.15m x 3.05m (Max) (13' 7" x 10')

Bedroom Three

2.8m x 2.45m (9' 2" x 8')

Bedroom Four

2.8m x 2.45m (9' 2" x 8')

Bathroom

2.45m (Max) x 2.45m (Max) (8' x 8')

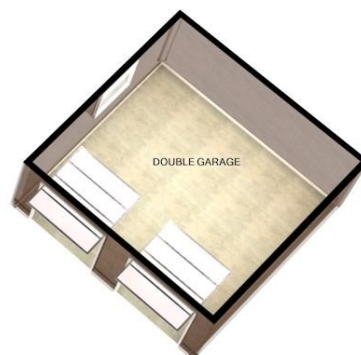




1ST FLOOR
APPROX. FLOOR
AREA 667 SQ.FT.
(61.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1081 SQ.FT.
(100.5 SQ.M.)

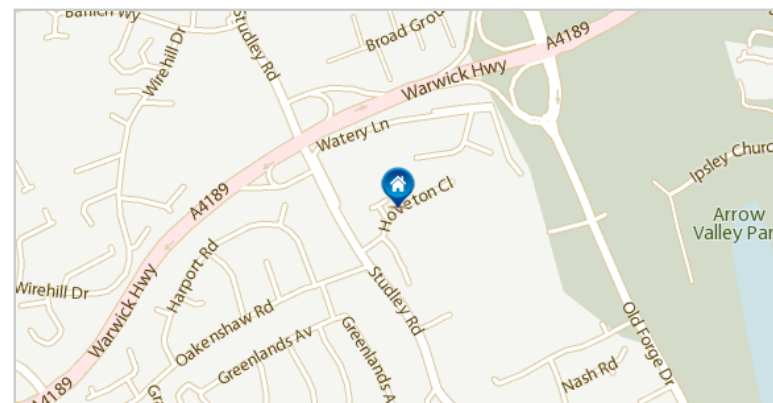


HOVETON CLOSE, REDDITCH
TOTAL APPROX. FLOOR AREA 1748 SQ.FT. (162.4 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



If you would like to arrange to view the property or make an offer, please contact Natalie Holland on 01527 540654

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