



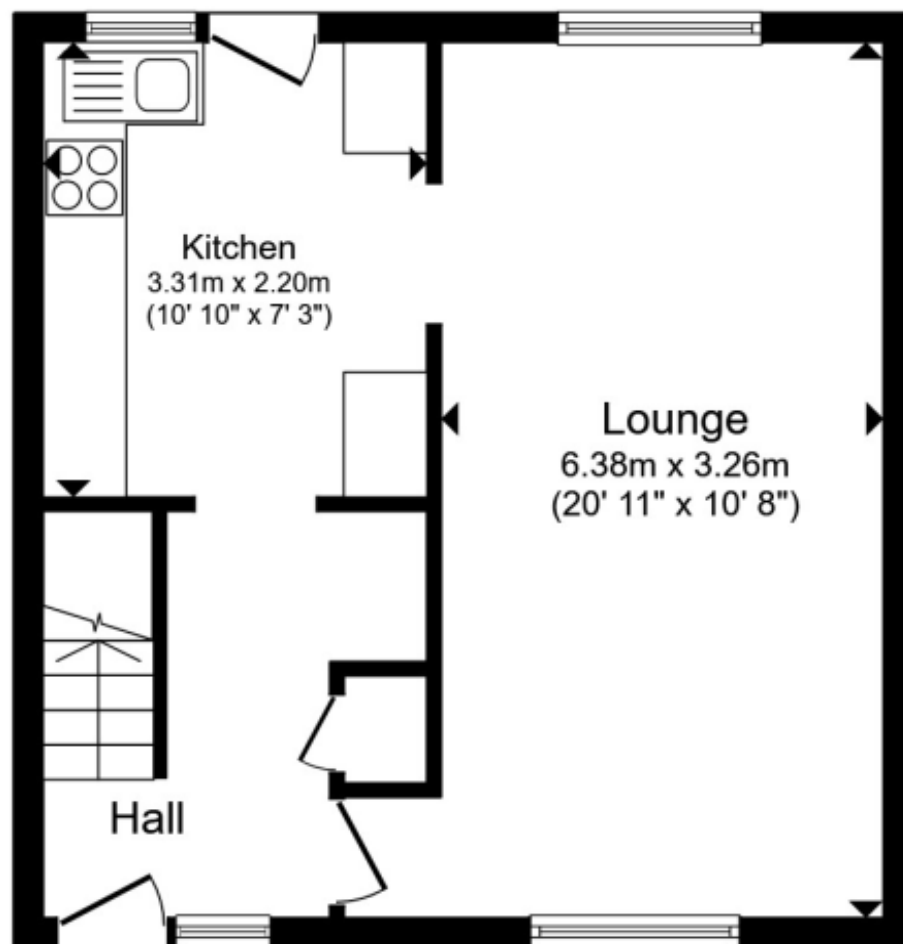
Huband Close, Redditch B98 8JW

welcome to

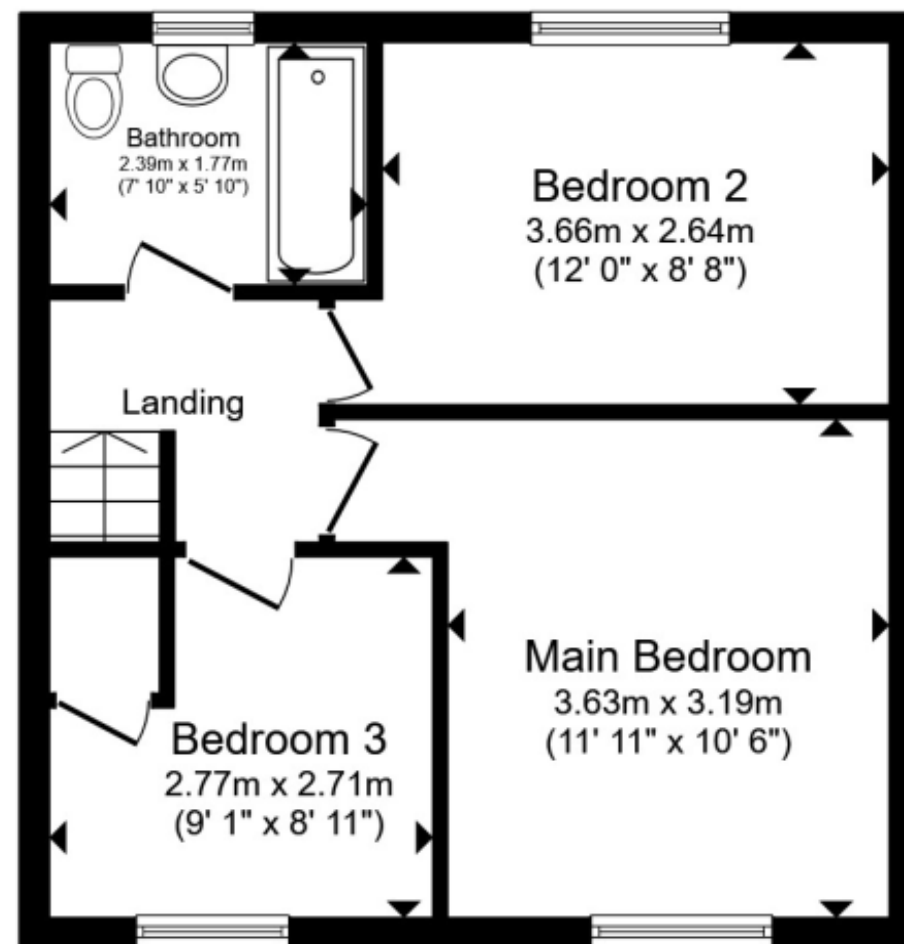
Huband Close,Redditch

*** THREE BEDROOM TERRACE PROPERTY *** BEAUTIFULLY PRESENTED THROUGHOUT *** AMPLE PARKING AROUND THE PROPERTY *** FRONT & REAR GARDENS *** FITTED KITCHEN *** LIVING/DINING ROOM *** FAMILY BATHROOM *** NO ONWARD CHAIN ***





Ground Floor



First Floor

Total floor area 77.2 m² (831 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

Front Garden

On approach to the property

Entrance Hallway

With storage cupboard and a central heating radiator

Living/Dining Room

With double glazed windows to the front and rear aspects, a central heating radiator and a gas fire with feature surround but please note that the gas is currently disconnected.

Kitchen

With a range of wall and base units, a sink/drain, a gas hob/oven, plumbing for a washing machine, double glazed windows to the rear and a door to the rear garden

Landing

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

With a w/c, a hand wash basin, a heated towel rail, bath with mixer taps and shower over and double glazed windows to the rear

Rear Garden

With lawn and patio areas and a rear access gate

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the

property purchase does not go ahead.

Agents Note

Please note the Council Tax Band for this property is B

Agents Note

This property is recognised as NON STANDARD construction. Which may affect mortgage availability. Buyers are advised to check with their lender before proceeding.



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welcome to

Huband Close, Redditch

- Three bedroom terrace property
- Beautifully presented throughout
- No onward chain
- Front & rear gardens
- Ample parking around the property

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RDC110692 - 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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shipways



01527 65155



Redditch@shipways.co.uk



3 Alcester Street, REDDITCH, Worcestershire,
B98 8AE



shipways.co.uk