



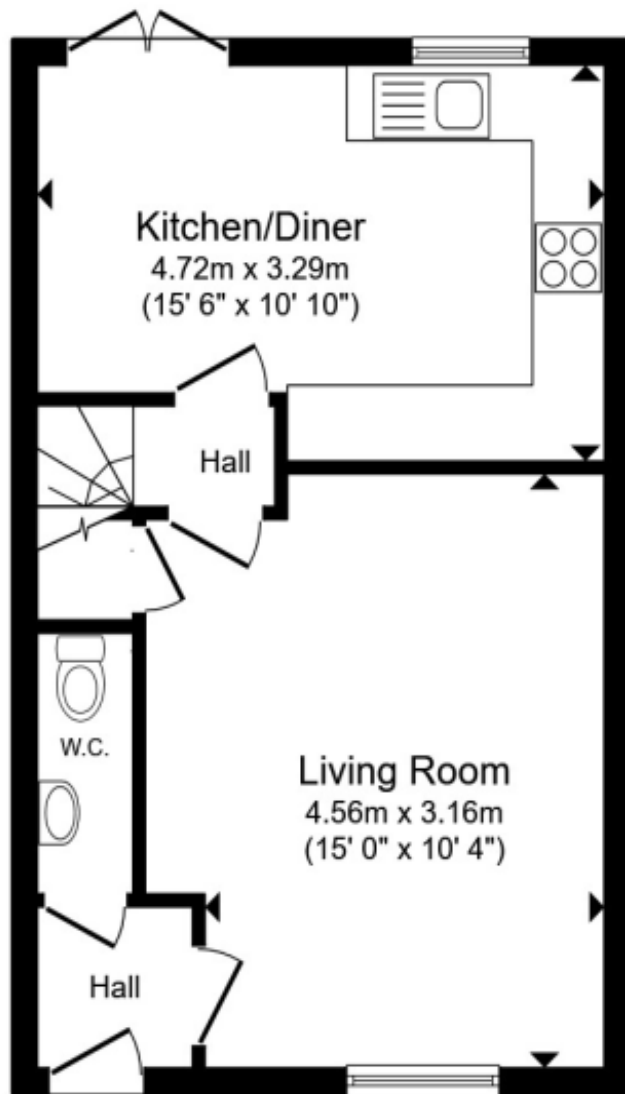
**Whetstone Street, Redditch B98 7WA**

**welcome to**

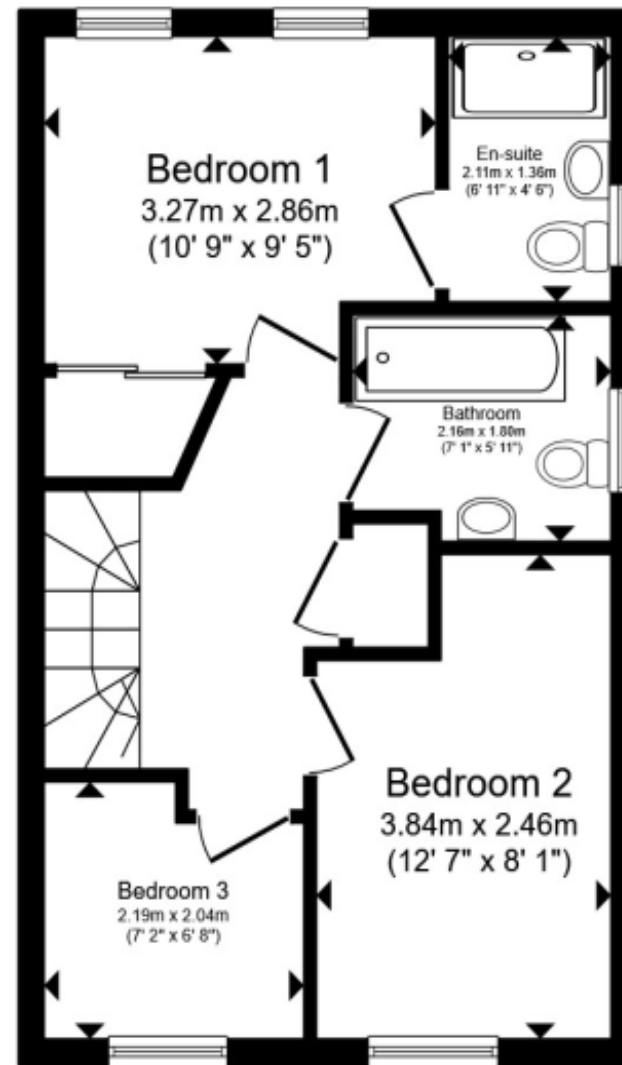
**Whetstone Street, Redditch**

WOW , THIS IS A REALLY WELL LOOKED AFTER THREE BED SEMI DETACHED HOME , MODERN STYLE THROUGHOUT. OFFERING A DOWNSTAIRS TOILET, LOUNGE AND A KITCHEN DINER. UPSTAIRS THREE GOOD SIZED BEDROOMS , ONE WITH ENSUITE AND A FAMILY BATHROOM. OFF ROAD PARKING . COME AND BOOK YOUR VIEWING TODAY





**Ground Floor**



**First Floor**

Total floor area 75.2 m<sup>2</sup> (809 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)

### Approach

Via driveway leading up to main accommodation door.

### Hall

Radiator. Doors off to Lounge and Downstairs toilet.

### Downstairs Toilet

Close coupled toilet. Wash hand basin and pedestal. Tiling to splash prone areas. Radiator.

### Lounge

Double glazed window to front. Two radiators. Door to understairs storage cupboard . Door inner hall .

### Inner Hall

Stairs to upper floor accommodation. Radiator. Door to Kitchen Diner

### Kitchen Diner

Double Glazed Window To Rear. Double glazed doors to rear. A range of modern style fitted wall and base units and worksurface over. Stainless steel sink , mixer tap over and drainer to side. Fitted oven , hob and extractor over. Boiler in cupboard. Space for dishwasher and fridge freezer and washer dryer. Radiator.

### Landing

Loft access. Doors off to Three bedrooms and a family bathroom. Door to Built in storage cupboard.

### Bedroom

Two Double glazed windows to the rear. Radiator. A range of fitted wardrobes with sliding doors. Door to Ensuite

### Ensuite

Obscure double glazed window to side. White suite , shower tray , wall mount shower over and a sliding screen. Wash hand Basin, with pedestal and mixer tap over. Close coupled toilet. Tiling to splash prone areas, Feature flooring . Heated towel rail.

### Bedroom

Double glazed window to front. Radiator

### Bedroom

Double glazed window to front . Radiator

### Front Garden

### Rear Garden

Paved patio area. Steps to laid lawn. Wall and fence to sides and rear. Gated access to side .

### 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."



***view this property online*** [shipways.co.uk/Property/RDC110522](http://shipways.co.uk/Property/RDC110522)



welcome to

## Whetstone Street, Redditch

- SEMI DETACHED HOUSE
- DRIVEWAY
- LOUNGE
- KITCHEN DINER
- ENSUITE

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

offers in excess of

**£279,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [shipways.co.uk/Property/RDC110522](https://shipways.co.uk/Property/RDC110522)



Property Ref:  
RDC110522 - 0010

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)**