



Avenbury Close Redditch

£350,000

- Three bedroom detached property
- Modernised by the current owner
- Superb open plan kitchen/dining room to the conservatory
- Newly fitted bathroom
- South facing rear garden
- Garage and parking for several vehicles
- Quiet cul-de-sac location
- No upward chain

Nigel Poole
& Partners

Avenbury Close

Redditch

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THREE BEDROOM DETACHED PROPERTY The property has been modernised by the current owner to include a fitted kitchen; bathroom; boiler; electrics; flooring and decorating throughout. Entrance porch; living room; kitchen/dining room and a conservatory. On the first floor there are three bedrooms and a bathroom. Garage and driveway with parking for several vehicles. South facing rear garden laid to lawn with planting including a Victoria plum tree. A newly laid Indian Stone patio seating area. Quiet cul-de-sac location with easy access to Redditch and Studley with amenities.

Front

Laid to lawn with a block paved driveway with parking for several vehicles. Gated access to the rear of the property.

Entrance Porch

Double glazed door and window. Storage cupboard. Obscure glazed door to the living room.

Living Room 18' 0" x 12' 2" (5.48m x 3.71m)

Double glazed bay window to the front aspect. LVT flooring. Radiator. Door to the hall.

Hall

Door to the open plan kitchen/dining room. Stairs rising to the first floor. LVT flooring. Radiator.

Kitchen/Dining Room 18' 6" x 9' 9" (5.63m x 2.97m) max

Double glazed window and door to the rear garden. Open plan to the conservatory. LVT flooring. Cupboard housing the Worcester gas fired boiler. Wall and base units surmounted by worksurface. Stainless steel sink and drainer with mixer tap. Integrated oven, induction hob and extractor fan. Space for a fridge freezer. Space and plumbing for a washing machine. Radiator.



Conservatory 10' 0" x 8' 6" (3.05m x 2.59m)

Built of brick with single glazed windows and French doors. LVT flooring. Radiator.

Landing

Doors to three bedrooms and the bathroom. Access to the loft.

Master Bedroom 14' 0" x 8' 11" (4.26m x 2.72m) max

Double glazed window to the rear aspect. Fitted wardrobe. Radiator.

Bedroom Two 12' 3" x 8' 3" (3.73m x 2.51m) max

Double glazed window to the front aspect. Radiator.

Bedroom Three 9' 1" x 7' 5" (2.77m x 2.26m) max

Double glazed window to the front aspect. Radiator.

Bathroom 9' 2" x 5' 2" (2.79m x 1.57m) max

Obscure double glazed window to the side aspect. Panelled bath with mains rainfall shower. Vanity wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail.

Garden

South facing rear garden laid to lawn with an Indian Stone patio seating area. Mature planting and a Victoria plum tree.



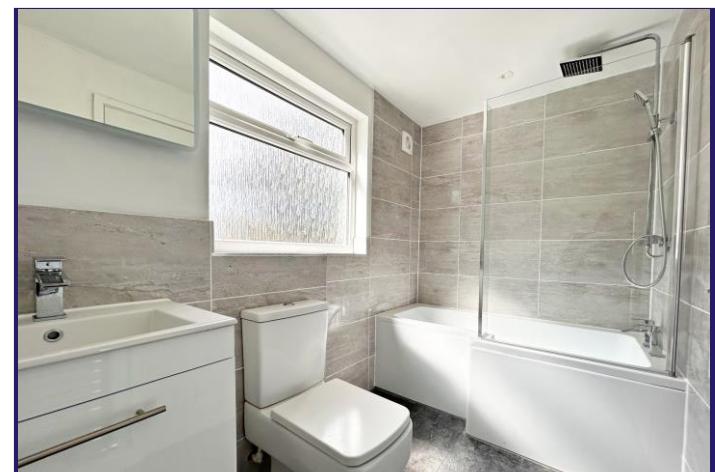
Garage

21' 4" x 8' 3" (6.50m x 2.51m)
Electric roller door. Door to the rear garden. Power and light.

Tenure: Freehold

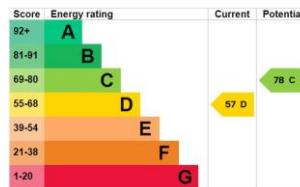
Council Tax Band: D

Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode B98 0AY





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