



It's who
you move
with.

Grafton Close, Woodrow South, Redditch B98 7TR

Offers In Region Of £170,000

3 1 2



Cash Buyers Only - Short Lease *A neatly presented three bedroom link detached property being sold with no upward chain, offering a spacious lounge, dining room, kitchen, family bathroom and guest WC, balcony to the master bedroom, garage with off road parking, enclosed rear garden and situated in the popular location of Woodrow South, Redditch.

The accommodation briefly comprises:- An enclosed entrance hall with built in storage, guest WC and access to the rear garden, a good sized lounge with a front aspect bay window and feature fireplace, a second reception room providing a more formal setting with patio doors to the rear garden, a fitted kitchen with integrated oven and hob with space for free standing appliances. A rising staircase leads to the first floor and offers the master bedroom with built in storage and access to a balcony, a second double bedroom with built in storage, a third bedroom of single occupancy and the family bathroom with bath and shower over, wash basin and WC.

Lounge - 4.9m x 4.53m (16'0" x 14'10") max

Kitchen 2.02m x 3.13m (6'7" x 10'3")

Dining Room 2.79m x 3.22m (9'1" x 10'6") max

WC 1.34m x 1.67m (4'4" x 5'5")

Garage 5.46m x 2.46m (17'10" x 8'0") max

Stairs To First Floor Landing

Master Bedroom - 3.92m x 2.63m (12'10" x 8'7") max

Bedroom 2 - 3.48m x 2.72m (11'5" x 8'11") max

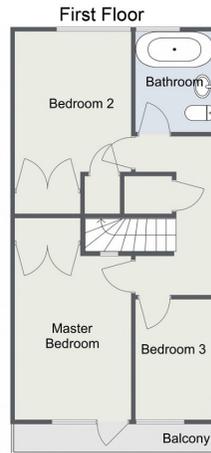
Bedroom 3 - 2.72m x 1.84m

Bathroom - 2.19m x 1.63m (7'2" x 5'4")

Balcony - 4.6m x 0.65m (15'1" x 2'1")



Grafton Close, Redditch



Total Area Approx
103.4 Sq M
1112.98 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Link Detached
- Balcony To The Master Bedroom
- Lounge
- Kitchen
- Enclosed Rear Garden
- Three Bedrooms
- Family Bathroom & Guest WC
- Dining Room
- Garage & Off Road Parking
- No Onward Chain



Energy performance certificate (EPC)

35 Grafton Close REDDITCH B95 7JG	Energy rating D	Valid until 4 July 2033
Property type Detached house		Certificate number 2497-5641-5171-5921-0254
Total floor area 73 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-tenants-energy-rating-property-minimum-energy-efficiency-standard-landlord-obligation) (<https://www.gov.uk/guidance/domestic-tenants-energy-rating-property-minimum-energy-efficiency-standard-landlord-obligation>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 50

For more information on this house or to arrange a viewing please call the office on:

01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.

