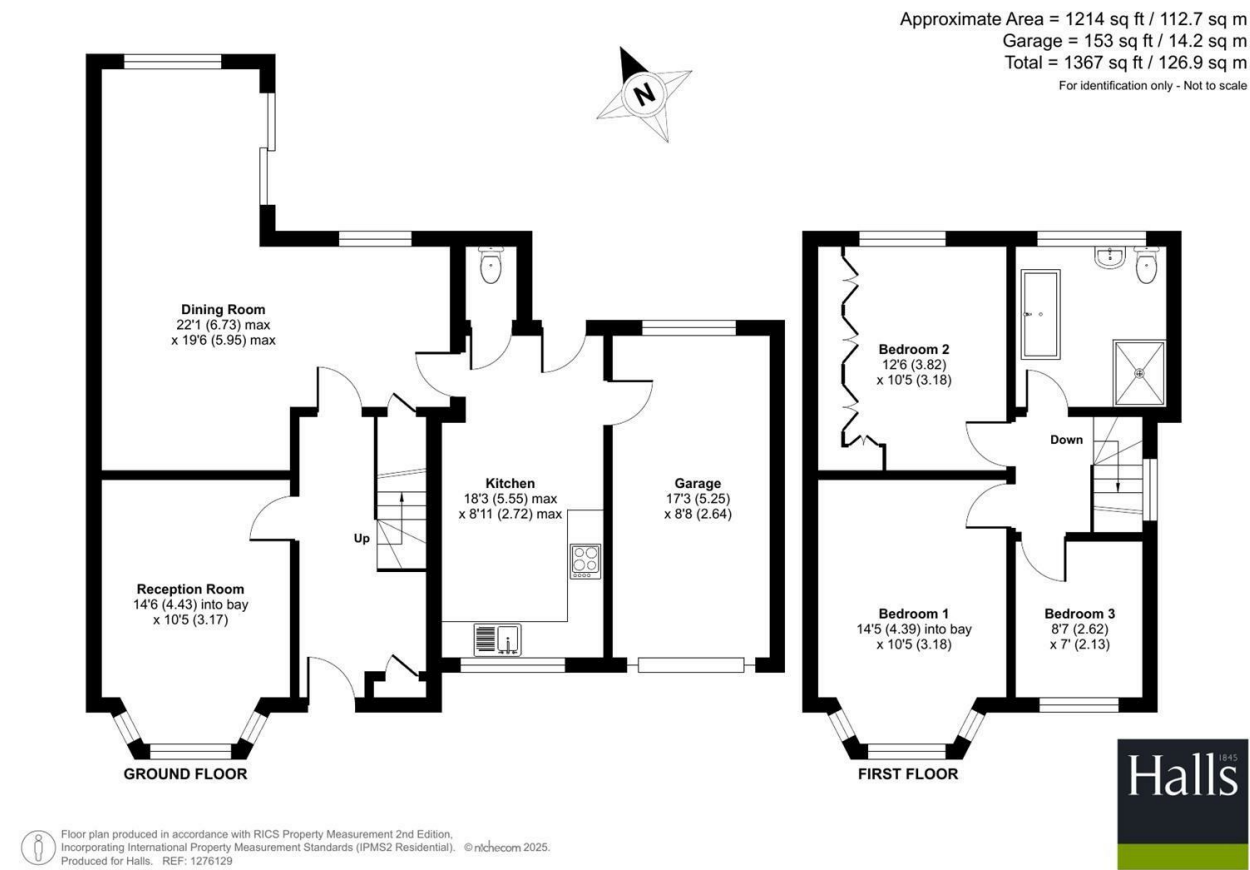


FOR SALE

23 Dale Road, Redditch, B98 8HJ



FOR SALE

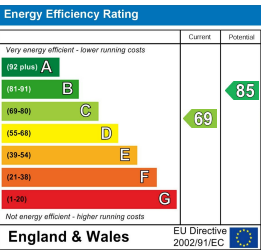
Offers In Excess Of £305,000

23 Dale Road, Redditch, B98 8HJ

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A great opportunity to purchase a 3 bedroom, much improved and extended semi-detached home in this convenient residential location. The property is in a convenient and popular location with well-proportioned accommodation throughout.



01562 820880

**Kidderminster Sales**  
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP  
E: kidderminster@hallsgb.com



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FOR SALE

Mileage (all distances approximate)  
Bromsgrove 6 miles Droitwich 13 miles Birmingham 15 miles Stratford Upon Avon 16 miles  
Worcester 20 miles



2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



- An Attractive Semi-Detached House
- Improved & Extended Accommodation
- 3 Bedrooms & Bathroom
- Front Sitting Room
- Open Plan Lounge and Dining Area
- Modern Fitted Kitchen & Cloakroom
- Private Gardens, Garage & Plenty of Parking
- Internal Inspection Recommended

**DIRECTIONS**  
What3words ///event.watch.beams

**LOCATION**  
A three bedroomed semi-detached house situated in the popular location of Abbeydale. The property is close to the town centre of Redditch and offers easy access to the M42, along rail and bus links. There are also leisure facilities and eateries, along with cultural attractions, and the Kingfisher Shopping Centre. As well as being in proximity to the Kingfisher Shopping centre, providing shops, restaurants and entertainment amenities. This location offers connections to the M5 and M42 motorways.

**INTRODUCTION**  
A great opportunity to purchase a much improved and extended three-bedroom semi-detached home in this convenient residential location. With a sitting room and a large open plan living/dining room having been extended to the rear, there is a modern fitted kitchen and cloakroom as well as an attached garage. The property is in a convenient and popular location with well-proportioned accommodation throughout.

**FULL DETAILS**  
The property is approached over a part concrete driveway to the front with a generous low maintenance gravel hardstanding, providing plenty of parking, leading to a covered entrance porch with main entrance into the reception hall.

**RECEPTION HALL**  
With power points, radiator, inset spot lights to ceiling, turning staircase to the first floor and access to a walk in storage cupboard housing an 'Alpha' gas combination boiler. There is access to the front reception room and into the rear extended open plan living dining area.

**FRONT RECEPTION ROOM**  
Having a log burning stove, UPVC double glazed bay window, radiator and ceiling mounted light fitting. To the rear is a generous open plan and extended living dining area, overlooking and accessing the private rear garden. This great open plan space, formally two rooms having been opened up and extended to the rear, offers power points, radiator, ceiling mounted light fittings, UPVC double glazed windows and UPVC double glazed sliding doors accessing the initial paved raised terrace.

**FITTED KITCHEN**  
With a fully tiled floor, modern contemporary gloss fronted kitchen, range of solid wooden work surfaces with inset ceramic one and a half sink with single drainer and swan neck mixer tap. There is an extensively tiled surround, eye level double electric oven, space for large American style fridge freezer and an integrated 'Indesit' halogen hob with 'Hotpoint' extractor over. There is a UPVC double glazed window to the front aspect, a solid wooden panel door and UPVC double glazed door to the rear, one accessing a cloakroom and one accessing the rear garden. There is also access into the attached garage.

**CLOAKROOM**  
Being extensively tiled with contemporary low level WC with ceiling mounted light fitting and obscure UPVC double glazed window.

**FIRST FLOOR LANDING**  
There are three bedrooms and a family bathroom accessed off the main landing with access to the roof space, power points and ceiling mounted light fitting. Wooden panel doors give access to all first floor accommodation.

**MASTER BEDROOM**  
This double bedroom has a UPVC double glazed bay window, radiator, power points and ceiling mounted light fitting.

**BEDROOM TWO**  
Situated to the rear with a range of contemporary fitted floor to ceiling wardrobes, chest of drawers, power points, radiator, ceiling mounted light fitting and UPVC double glazed window.

**BEDROOM THREE**  
Situated to the front of the property, being well proportioned with power points, radiator, ceiling mounted light fitting and UPVC double glazed window.

**FAMILY BATHROOM**  
Being generously proportioned, extensively tiled with a matching contemporary white suite of rolled top claw foot bath with mixer tap and ornamental shower attachment. There is a low level close coupled WC, pedestal wash hand basin, a generous walk in fully tiled shower cubicle with glazed sliding doors and double wall mounted shower with rain shower head over. There are inset spot lights to ceiling, heated towel rail, extractor fan and obscure UPVC double glazed windows to the rear.

**OUTSIDE**  
To the front of the property there is a tarmac driveway with a low maintenance gravelled fore garden, hard standing providing plenty of off-road parking and access to the attached garage. The rear garden is fully enclosed via wooden panel fencing, offering a good degree of privacy with an initial generous raised flagstone seating area. There is gated side access to the front with steps leading down to a lawned area of garden and an additional paved seating area. There is external security lighting.

**ATTACHED GARAGE**  
Having a pitched roof, up and over door, concrete hard standing, power and light with rear UPVC double glazed window and pedestrian door to the kitchen. The property sits on a well-proportioned plot with plenty of off road parking, private enclosed gardens and an internal viewing is thoroughly recommended.

**SERVICES**  
Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

**FIXTURES & FITTINGS**  
Only those items described in these sale particulars are included in the sale.

**TENURE**  
Freehold with Vacant Possession upon Completion.

**ANTI-MONEY LAUNDERING (AML) CHECKS**  
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.