



## Neville Close, Redditch

- No onward chain
- End of terrace
- Dining Room
- Three bedrooms
- Enclosed rear garden
- Large lounge

**Guide Price £165,000**

**Tenure: Freehold**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

# Neville Close, Redditch

## DESCRIPTION

Offered with no upward chain this three-bedroom end terrace home, situated in the convenient and popular area of Abbeydale, presents an excellent opportunity for investors or first-time buyers keen to put their own stamp on a property.

The property briefly comprises an entrance hall, two reception rooms and a kitchen to the ground floor with three bedrooms and the house bathroom to the first floor.

An appropriately sized enclosed garden and access is offered to the rear.

Abbeydale is a well-established residential area of Redditch, popular with families and commuters alike. Redditch Town Centre offering a wider range of amenities including the Kingfisher Shopping Centre, restaurants, and leisure facilities. Excellent transport links are close by, with Redditch Train Station providing direct links to Birmingham, and the M42 and M5 motorways easily accessible for onward travel.

Approximate room dimensions and total floor area are included within our floor plan. Please note these are maximum dimension within each room.

Construction: This property is understood to be of non-standard construction. This should be verified by legal advisers or a RICS Building Surveyor, prior to purchase.

Tenure: Understood to be Freehold

Energy Performance Rating: Band C

Local Authority: Redditch Borough Council

Council Tax Band: B

Hunters are pleased to offer the following services:

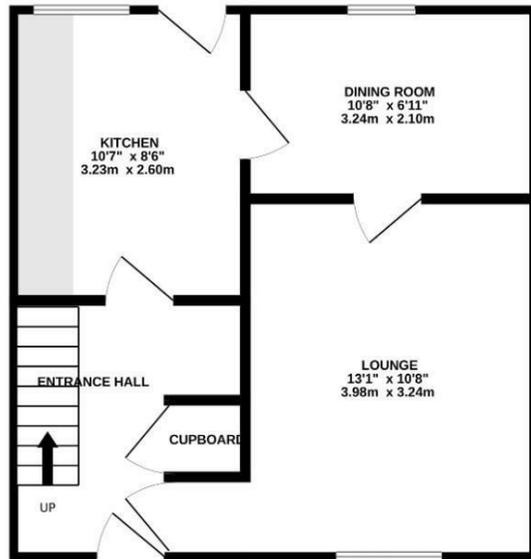
Residential Lettings: If you are considering renting your property, we offer a bespoke comprehensive range of services including Rent Guarantee for total peace of mind.

Need to arrange a RICS Building Survey? Call Richard for specialist advice.

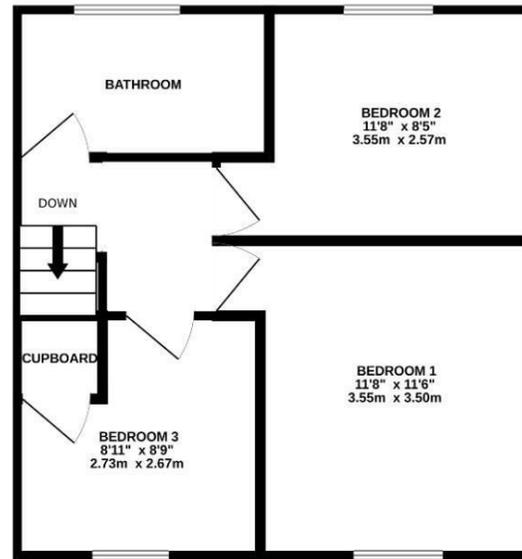
Want To Sell Your Property ? Call Edward or Tracey to arrange your FREE no obligation market appraisal.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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**Viewing**

Please contact our Hunters Redditch Office on 0152760889 if you wish to arrange a viewing appointment for this property or require further information.

Mason House 96 Evesham Road, Redditch, B97 5ES

Tel: 0152760889 Email:

redditchsales@hunters.com <https://www.hunters.com>



**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>86</b>	
		<b>69</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

