

HUNTERS®

HERE TO GET *you* THERE

Coming Soon!

Byron Road, Redditch

- No upward chain
- Opportunity to extend
- Sought after area
- Garage & Driveway
- In need of modernisation
- New Boiler
- Close to well-regarded schools
- Close to amenities

Tenure: Freehold

Guide Price £330,000

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DESCRIPTION

A rare opportunity to acquire a three-bedroom detached house requiring complete modernisation throughout, situated in the ever sought after area of Headless Cross. It offers an excellent opportunity for the new owners to put their own stamp and style onto a well-proportioned family home with the potential to extend and convert (subject to necessary planning consent and building regulations).

The property has recently been installed with a new boiler with installation and guarantee available.

A mature and good size enclosed garden is offered to the rear.

A driveway and garage are also provided.

The property is near to well-regarded schools and the local amenities of Headless Cross.

Headless Cross is a well-regarded 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 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: Pending

Local Authority: Redditch Borough Council

Council Tax Band: D

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.

Council Tax: D

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

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>



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