



## Lydney Close, Redditch, B98 9LL

£252,500

- A Modern Detached Bungalow
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Modern Shower Room
- Garage
- Off Road Parking
- Pleasant Rear Garden
- No Upward Chain



SCAN TO VIEW  
VIRTUAL TOUR

# DRAKES

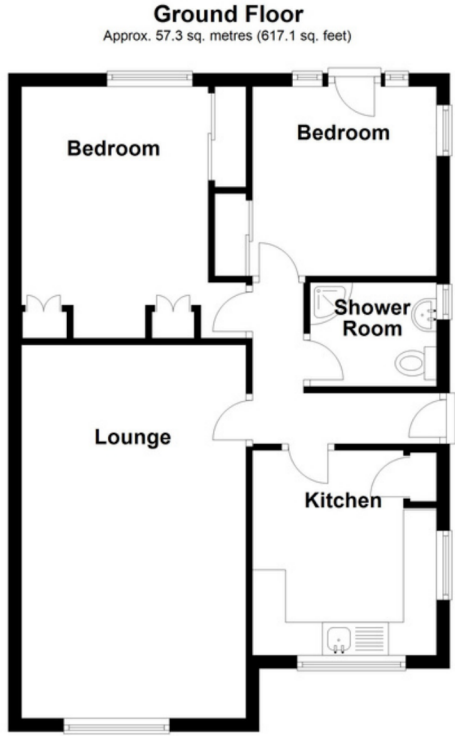
ESTATE AGENTS



- Kitchen to front - 3.07m x 2.59m (10'1" x 8'6")
- Lounge to front - 5.21m x 3.35m (17'1" x 11'0")
- Shower Room to side - 1.73m x 1.98m (5'8" x 6'6")
- Bedroom One to rear - 3.66m x 2.72m (12'0" x 8'11")
- Bedroom Two to rear - 2.62m x 2.72m (8'7" x 8'11")
- Garage - 5.33m x 2.49m (17'6" x 8'2")

A modern detached bungalow set in a quiet cul-de-sac location with accommodation in comprising in brief of entrance hall, lounge/dining room, fitted kitchen, two bedrooms, modern shower room, pleasant front and rear gardens and having the added benefit of no upward chain.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 57.3 sq. metres (617.1 sq. feet)

COUNCIL TAX BAND: Band C  
EPC Rating: C  
Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place.