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ESTATE AGENTS

It's who you move with.

Marton Close, Enfield Redditch B97 6AX

£269,500

4 2 1

A modern and beautifully presented four bedroom semi detached town house offering well-proportioned accommodation laid over three floors, a private rear garden and off road parking, situated in the popular location of Enfield, Redditch.

The accommodation briefly comprises:- An enclosed entrance hall with guest WC and under stairs storage, a good sized lounge with patio doors to the rear garden, a modern kitchen/diner with a front aspect bay window, a range of fitted units, integrated appliances and room for a table and chairs for more comfortable dining. A rising staircase leads to the first floor and offers three well proportioned bedrooms with built in wardrobes to bedroom two and the house bathroom with bath and shower over, wash basin and WC. A further staircase leads to the second floor master bedroom with built in storage and shower room en-suite.

Outside - The front aspect of the property is approached by block paved off road parking with a canopied porch to the main residence. The rear garden offers a low maintenance aspect with a large paved patio, raised feature flower bed and fenced boundaries.

Lounge 4.58m x 3.53m (15'0" x 11'6")

Kitchen / Diner 2.42m x 5.5m (7'11" x 18'0") max

WC 1.94m x 1.04m (6'4" x 3'4")

Bedroom 2 4.58m x 2.9m (15'0" x 9'6") max

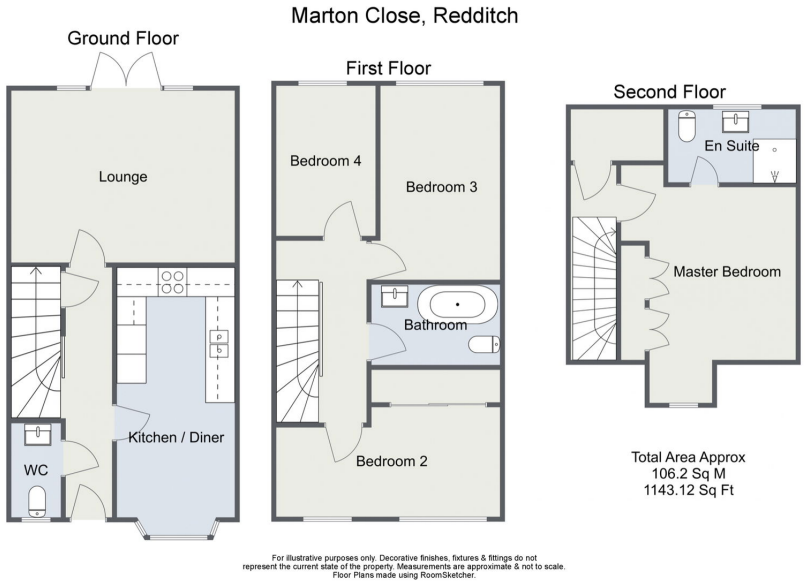
Bedroom 3 2.54m x 3.98m (8'4" x 13'0")

Bedroom 4 2.03m x 3.07m (6'7" x 10'0")

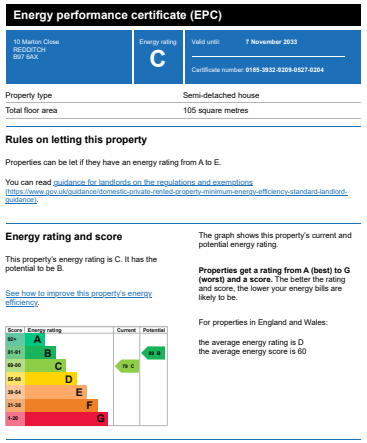
Bathroom 2.54m x 1.65m (8'4" x 5'4")

Master Bedroom 4.66m x 3.52m (15'3" x 11'6") max

En Suite 2.61m x 1.49m (8'6" x 4'10")



- Set Across Three Floors
- Four Bedrooms
- En-Suite To The Master Bedroom
- Principal Bathroom & Guest WC
- Lounge
- Kitchen/Diner
- Enclosed Rear Garden
- Off Road Parking
- Popular Location



Energy performance certificate (EPC)

10 Marton Close
REDDITCH
B97 6AX

Energy rating: **C**

Valid until: **7 November 2033**

Certificate number: **0185-3932-9209-0527-0204**

Property type	Semi-detached house
Total floor area	105 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-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. 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 60

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.

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