



Longdon Close, Woodrow, Redditch B98 7UY

Offers In Region Of £155,000

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This well-presented three-bedroom mid-terrace home in Woodrow is being offered with no upward chain. The property offers well-proportioned internal accommodation and a low-maintenance rear garden.

The property briefly consists of an entrance hallway with stairs leading to the first floor, a guest WC, and a kitchen/diner with ample space for a table and chairs. The spacious lounge features both a single door and patio doors opening to the garden. On the first floor, the landing with built-in storage leads to the master bedroom, a second double bedroom, a third single-use bedroom, and a bathroom.

The rear features a low-maintenance garden, comprised of a mix of paving and gravel, enclosed by fenced boundaries with a rear access gate.

Room Dimensions:

Lounge 5.14m x 3.14m (16'10" x 10'3")

Kitchen/Dining 4.75m x 3.18m (15'7" x 10'5") max

WC 1.85m x 0.84m (6'0" x 2'9")

Stairs To First Floor

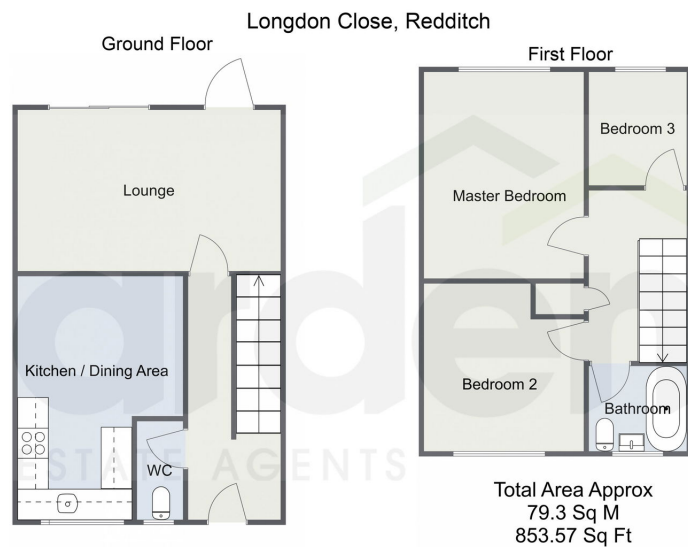
Master Bedroom 4.05m x 3.15m (13'3" x 10'4")

Bedroom 2 3.28m x 3.13m (10'9" x 10'3") max

Bedroom 3 1.95m x 2.16m (6'4" x 7'1")

Bathroom 1.66m x 1.94m (5'5" x 6'4")





For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Mid Terrace Property
- Spacious Lounge
- Bathroom and Guest WC
- No Upward Chain
- Three Bedrooms
- Kitchen/ Diner
- Low Maintenance Garden
- EPC - C



Energy performance certificate (EPC)

26 Longdon Close REDDITCH B98 7LY	Energy rating C	Valid until: 28 January 2034
		Certificate number: 0370-2581-0395-2224-2451

Property type: Mid-terrace house
Total floor area: 83 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) (<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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	← C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

