



  
ESTATE AGENTS

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you move  
with.

# Packwood Close, Webheath, Redditch B97 5SJ

Offers Over £310,000

3 2 1



## Ground Floor

Lounge 4.23m x 3.59m (13'10" x 11'9") max

Kitchen/Diner 4.73m x 3.07m (15'6" x 10'0")

Utility Room 3m x 2.46m (9'10" x 8'0") max

WC 0.87m x 1.43m (2'10" x 4'8")

Garage 2.5m x 5.3m (8'2" x 17'4")

## Stairs To First Floor

Master Bedroom 5.25m x 2.62m (17'2" x 8'7")

En Suite 2.39m x 2.1m (7'10" x 6'10")

Bedroom 2 3.93m x 2.64m (12'10" x 8'7") max

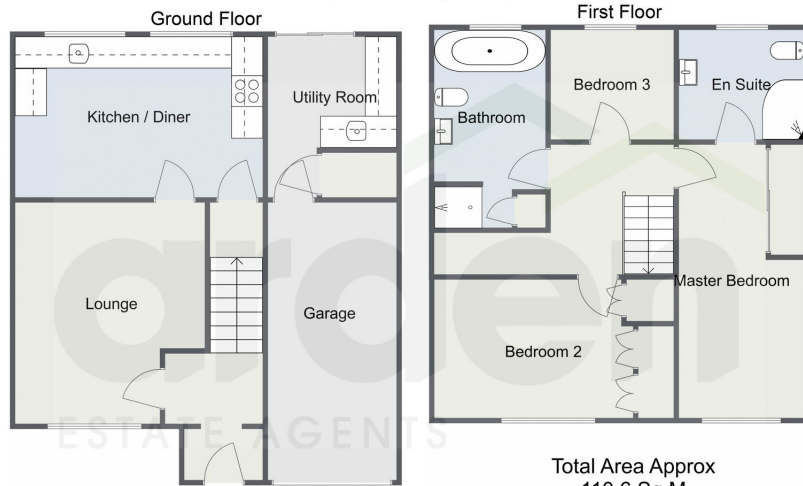
Bedroom 3 2.06m x 2.34m (6'9" x 7'8")

Bathroom 3.78m x 1.8m (12'4" x 5'10") max

*Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.*



Packwood Close, Redditch



Total Area Approx  
110.6 Sq M  
1190.48 Sq Ft

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.

- Beautifully Presented Semi-Detached House
- Spacious Lounge
- Main Bathroom and En-Suite to Master
- Driveway Parking
- Sought After Location
- Three Bedrooms
- Kitchen/ Diner and Separate Utility
- Garage
- Attractive and Generous Rear Garden
- EPC - C



5/17/24, 1:12 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC)      |                           |  |
|---|---------------------------|--|
| 10a Packwood Close<br>REDDITCH<br>B97 5JL | Energy rating<br><b>C</b> | Valid until: 7 February 2029<br>Certificate number: 8881-7622-6348-6233-8902 |
| Property type                             | Semi-detached house       |  |
| Total floor area                          | 100 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/landlords-privately-rented-property-minimum-energy-efficiency-standards-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

The energy rating scale ranges from A (green, 92-100) to G (red, 1-20). A bar chart shows the current rating is C (score 69) and the potential rating is B (score 81).

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.

