



For Sale
arden
ESTATE AGENTS
01273 543634

The logo for Arden Estate Agents, featuring a stylized green house icon above the word 'arden' in a bold, white, sans-serif font. Below 'arden' is the text 'ESTATE AGENTS' in a smaller, white, sans-serif font.

It's who
you move
with.

Downsell Road, Webheath, Redditch B97 5RT

Offers In Region Of £365,000

3 1 1



Room Dimensions:

Lounge 3.62m x 4.47m (11'10" x 14'7")

Dining Room 5.26m x 2.96m (17'3" x 9'8") max

Breakfast Room 3.01m x 3m (9'10" x 9'10")

Kitchen/ Utility Room 3.04m x 2.93m (9'11" x 9'7")

Garage 5.72m x 2.77m (18'9" x 9'1")

Master Bedroom 3.81m x 3.33m (12'6" x 10'11")

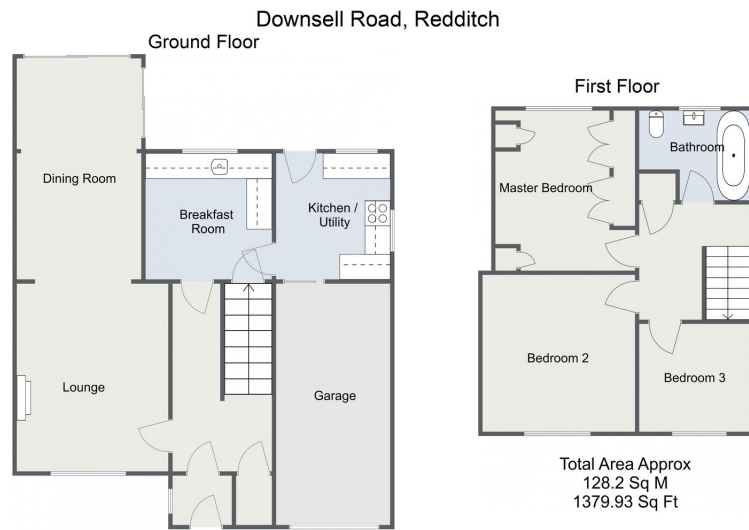
Bedroom 2 3.73m x 3.63m (12'2" x 11'10") max

Bedroom 3 2.97m x 2.57m (9'8" x 8'5") max

Bathroom 2.64m x 2.26m (8'7" x 7'4") 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.





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.

- Walking Distance to Local Schooling
- Driveway and Garage
- EPC Rating - C
- Breakfast Room & Separate Kitchen/ Utility
- Three Double Bedrooms
- No Upward Chain
- Delightful Rear Garden
- Modern Bathroom
- Dual Aspect Lounge and Dining Room
- Beautifully Maintained Detached Home



Energy performance certificate (EPC)		
6 Downsell Road REDDITCH B97 5EY	C	Valid until: 16 June 2034
		Certificate number: 4900-1133-0022-0399-3643
Property type	Detached house	
Total floor area	125 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
<small>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).</small>		
Energy rating and score		
<small>This property's energy rating is C. It has the potential to be C.</small>		
<small>See how to improve this property's energy efficiency.</small>		
		<small>The graph shows this property's current and potential energy rating.</small>
<small>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.</small>		
<small>For properties in England and Wales: the average energy rating is D the average energy score is 60</small>		

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.

