



Devonport Close, Brockhill, Redditch B97 6TQ

Offers In Region Of £220,000

2 1 1



This beautifully maintained end-terrace property features two spacious double bedrooms and is being sold with no upward chain. Located in the sought-after residential area of Brockhill, the home offers well-presented interiors, a low-maintenance rear garden, and benefits from a detached garage with off-road parking.

The accommodation briefly consists of an entrance hallway with stairs leading to the first floor, a guest WC, and a kitchen equipped with a range of wall and base units, along with space for freestanding appliances. The spacious lounge/diner features an under-stairs storage cupboard and a patio door that opens to the garden. On the first floor, you'll find the master bedroom with ample fitted wardrobes, a second double bedroom with built-in wardrobes, and a modern bathroom.

Outside, the property boasts a low-maintenance rear garden featuring a combination of paving and gravel, complemented by planted borders within fenced boundaries, and a side access gate. At the front, there is a detached garage with parking available in front.

Garage - 5.07m x 2.54m (16'7" x 8'4")

WC - 1.54m x 0.87m (5'0" x 2'10")

Kitchen - 2.55m x 2.2m (8'4" x 7'2")

Lounge Diner - 5.02m x 4.14m (16'5" x 13'6") max

Stairs To First Floor landing

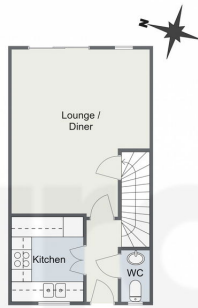
Master Bedroom - 4.17m x 3.66m (13'8" x 12'0") max

Bedroom 2 - 4.16m x 2.89m (13'7" x 9'5") max

Bathroom - 2.27m x 1.91m (7'5" x 6'3") max



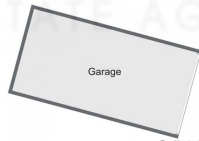
Devonport Close, Redditch
Ground Floor



First Floor



Total Area Approx
76.1 Sq M
819.1 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 Maintained End Terrace Property
- Spacious Lounge/ Diner
- Low Maintenance Rear Garden
- Popular Location
- Two Double Bedrooms
- Bathroom and Guest WC
- Detached Garage
- No Upward Chain



Energy performance certificate (EPC)

1 Devonport Close REDDITCH B97 6TD	Energy rating C	Valid until: 8 September 2034
		Certificate number: 2198-1737-1531-3119-7619

Property type: End-terrace house
Total floor area: 64 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	← 64 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.

