





## Salters Lane, Batchley, Redditch B97 6LD

Offers In Region Of £160,000

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The property benefits from having gas central heating and the accommodation comprises an enclosed porch opening into a spacious lounge with a feature fireplace and ample space for dining. An inner hallway with built-in storage leads to the fitted kitchen with integrated washer/ dryer, fridge, oven and hob, which includes an access door to the outside. The master bedroom, featuring a built-in cupboard, opens into a conservatory overlooking the garden. Additionally, there is a shower room with a double-width shower and a second double bedroom accessible from the lounge.

The property is approached through an attractive gravelled front garden and benefits from a low-maintenance paved rear garden, complete with a timber shed and pedestrian access to the garage. The garden is fully enclosed by fenced boundaries and includes a rear access gate. The garage, located at the rear, is easily accessible and provides additional parking.

#### *Leasehold*

*Approximately 88 years remaining*

*Annual Ground Rent - £10*

*Annual Service Charge - N/a*

#### **ROOM DIMENSIONS**

**Kitchen** - 2.88m x 2.92m (9'5" x 9'6")

**Lounge Diner** - 5.37m x 4.34m (17'7" x 14'2") max

**Master Bedroom** - 3.57m x 3.95m (11'8" x 12'11") max

**Bedroom 2** - 2.94m x 3.96m (9'7" x 12'11")

**Conservatory** - 3.43m x 2.7m (11'3" x 8'10")

**Shower Room** - 1.66m x 2.62m (5'5" x 8'7")

**Garage** - 2.5m x 5m (8'2" x 16'4")





Salters Lane, Redditch  
Ground Floor



Total Area Approx  
78.6 Sq M  
846.04 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.

- Ground Floor Maisonette
- Two Double Bedrooms
- Spacious Lounge/ Diner
- Conservatory
- Separate Kitchen
- Shower Room
- Low Maintenance Rear Garden
- Garage and Parking
- No Upward Chain
- Ideally Located Close to Town Centre



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.

