



14 Rangeworthy Close, Redditch, B97 5HY  
£180,000



## Overview

14 Rangeworthy Close is a charming, tastefully presented, modern, 2 bedroom, townhouse residence, being most conveniently situated in a peaceful cul-de-sac setting within this highly popular residential area.

## Tenure

We have been advised that the property is FREEHOLD, however you should check this with your legal advisor before exchanging contracts.

## Local Authority

Redditch Borough Council

## Notes

With reference to Paragraph 10C, Section 21 of The Estate Agents Act 1979, we are obliged to notify any prospective purchaser that the property is being sold by an employee of Simon Burt The Estate Agent.

## Key features

- Entrance hall
- Living room with feature spiral staircase
- Re-fitted kitchen
- Conservatory
- First floor gallery landing
- 2 Bedrooms
- Re-fitted bathroom
- Gas central heating
- Double glazing
- Easily maintained rear garden with decked terraced patio
- Off road parking with store
- Freehold

## Vendor Comments

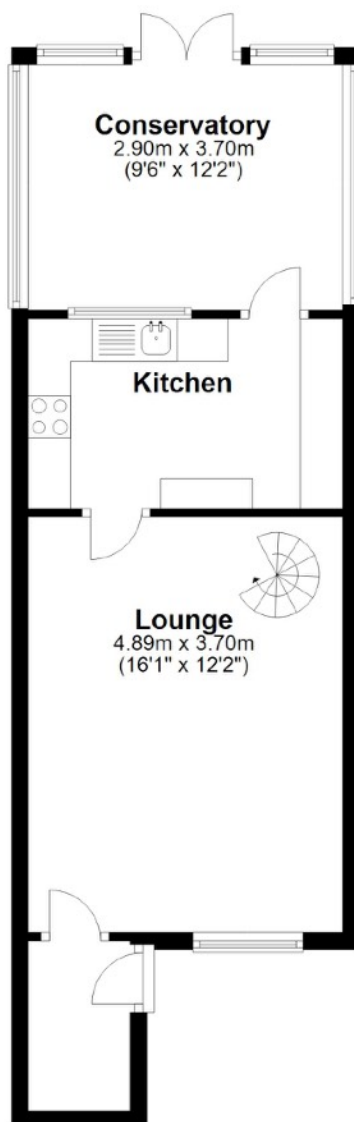
We have enjoyed living here for the past 4 years. It has been a wonderful first home for us. The property is situated in a peaceful cul-de-sac with no through road and it's within easy walking distance to a local shop, restaurant and Morton Stanley Park. The neighbours are great, they have always given us a helping hand.

The only reason for the move is because we have recently tied the knot and would like to start the next chapter of our lives in a new home. It has been a very happy home and one we hope will go on to be for someone else.



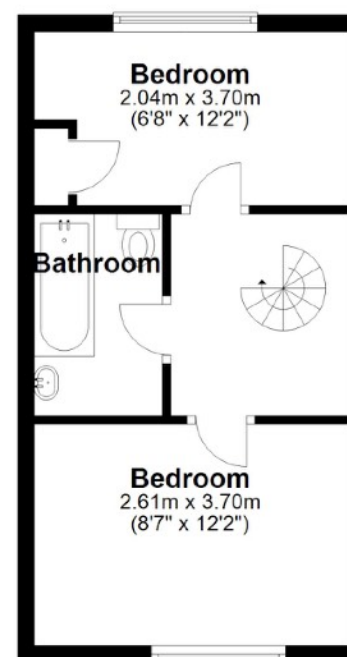
## Ground Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



## First Floor

Approx. 26.8 sq. metres (288.0 sq. feet)



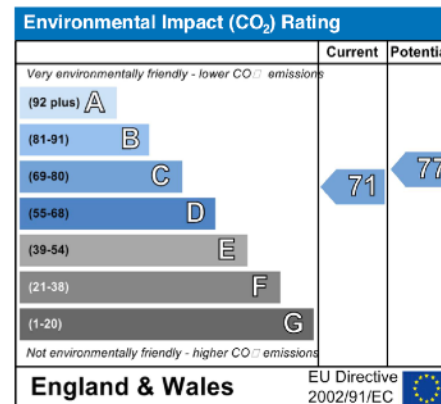
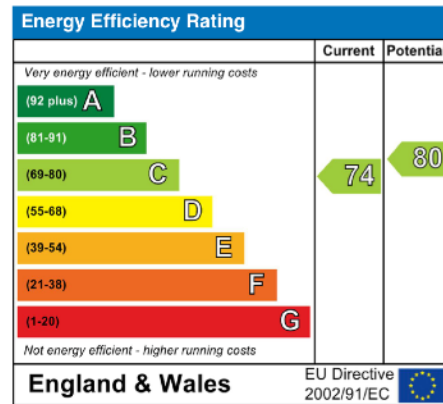
Total area: approx. 67.1 sq. metres (722.6 sq. feet)











**Viewing Arrangements**  
 Simon Burt The Estate Agent  
 0121 705 4040



These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.