

11 Romsley Close, Redditch, B98 0PF

Offers over £200,000

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Situated in Romsley Close, Redditch, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,066 square feet, the property boasts three generously sized bedrooms, making it an ideal home for families or those seeking extra space.

The standout feature downstairs is the bright and airy reception room, perfect for relaxation or entertaining guests. There is a modern kitchen, equipped with contemporary fittings that cater to all your culinary needs. Upstairs has family bathroom, 3 Good sized bedrooms, storage and a boarded loft with ladder.

The property is set within low maintenance secure front and rear gardens, providing a lovely outdoor space without the burden of extensive upkeep. This is particularly advantageous for those with busy lifestyles or those who prefer to spend their time enjoying the local amenities rather than tending to a garden. A solid shed is also included.

Conveniently located, this home is in close proximity to local schools, playing field and Arrow Valley Park making it an excellent choice for families. Additionally, the nearby shopping centre offers a variety of retail options, ensuring that all your daily needs are easily met.



Council Tax Band: B



**Hallway**

16'8" x 5'10"

**Reception Room**

16'8" x 11'5"

**Kitchen**

9'6" x 9'6"

**Diner**

7'8"x 9'6"

**Downstairs Toilet**

4'11" x 2'7"

**Bedroom 1**

11'5" x 10'5"

**Bedroom 2**

11'5" x 8'10"

**Bedroom 3**

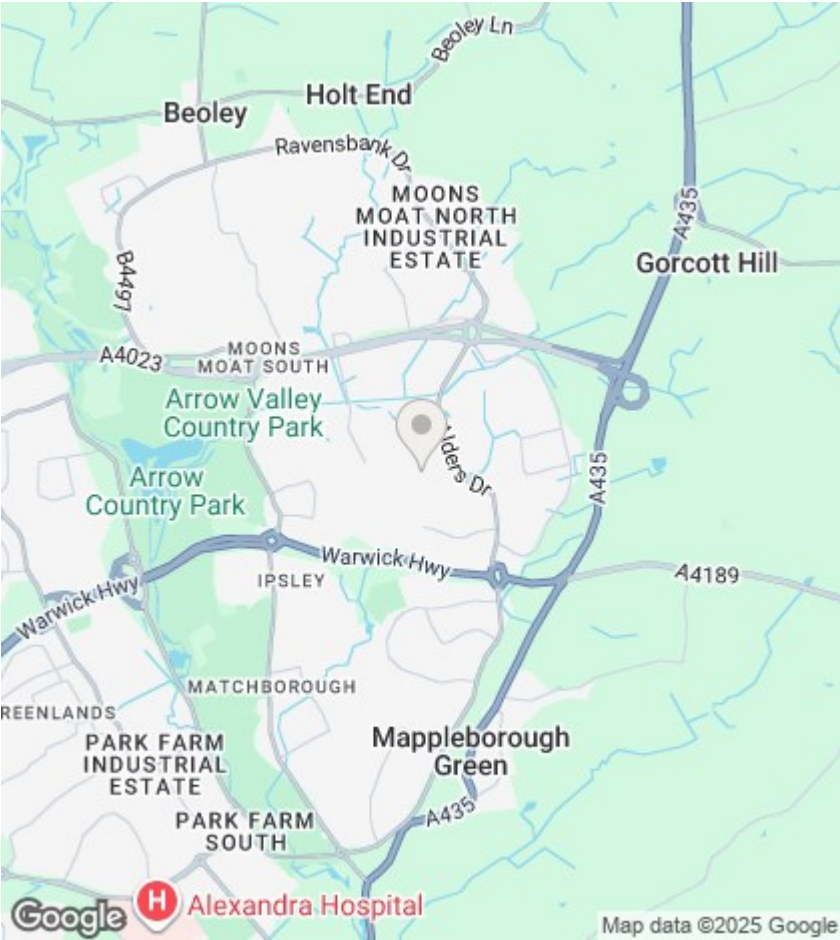
8'2" x 8'10"

**Bathroom**

6'4" x 6'8"

**Landing**

6'8" x 11'1"



Directions

Viewings

Viewings by arrangement only. Call 01527 329638 to make an appointment.

EPC Rating:  
C

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 86                      |
| (69-80) C                                   | 74      |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |