

2 Bed Terraced In Linthurst Crescent Redditch, Worcestershire, B97 6SQ £96,000





SHORT DESCRIPTION

Property Ref: 16235 We are pleased to present this well-proportioned two-bedroom terraced property located on Linthurst Crescent, Redditch, Worcestershire, B97. This appealing home offers practical living accommodation arranged over two floors, making it an ideal choice for first-time buyers, couples, or investors. The property provides a comfortable and functional layout comprising a welcoming reception room, a fitted kitchen, and a separate WC on the ground floor. On the first floor, the accommodation continues with two bedrooms and a family bathroom, offering well-balanced living and sleeping arrangements. The property is constructed using cavity brick construction with externally finished pointed brickwork, providing a traditional and durable structure. The roof is pitched and finished with tiled coverings, while the property benefits from solid concrete flooring. The windows are uPVC double-glazed, helping to provide improved insulation and energy efficiency. Externally, the property benefits from front and rear gardens, providing outdoor space suitable for relaxation and everyday use. The property does not include any garage facilities; however, there are two off-street parking spaces available, offering convenient parking provision for residents. The property appears to be maintained to a satisfactory standard based on a limited visual inspection. No full building or structural survey has been undertaken, and inaccessible areas were not inspected; therefore, the condition of hidden elements cannot be confirmed. The property is connected to mains electricity, gas, water, and drainage services. Heating is provided via a gas-fired central heating system, ensuring a comfortable living environment throughout the year. Accommodation Includes: Ground Floor: Reception Room Kitchen Separate WC First Floor - Two Bedrooms Family Bathroom Outside - Front and Rear Gardens Two Off-Street Parking Spaces No Garage or Outbuildings A well-located and practical home offering comfortable accommodation with excellent potential for a range of buyers. Property Type: Terraced Full selling price: £240000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 40% Share price: £96000.00 Monthly rent based on 40% share: £346.87 Remaining lease (In Years): 120 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £390.96 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

2

Bed Room(s)

1

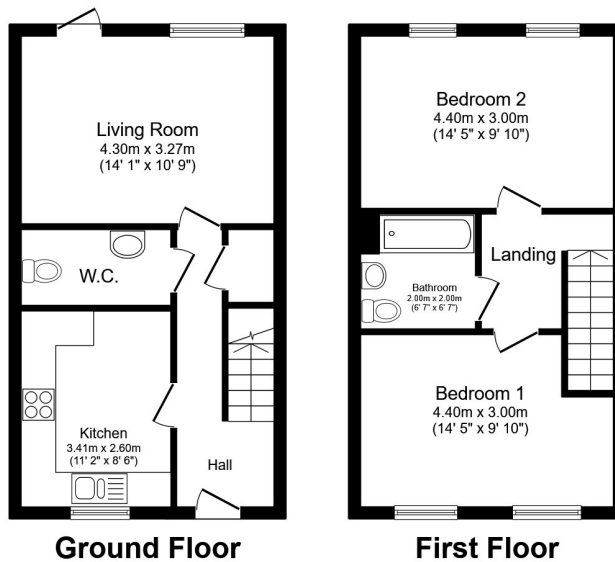
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 72.2 sq.m. (777 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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