

233 BIRCHFIELD ROAD, REDDITCH, B97 4LX
ASKING PRICE £120,000

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ON OFFER WITH NO ONWARD CHAIN is this second floor, one bedroom, modern apartment which could be ideal for a first time buyer or investor.

The property is entered via a secure door intercom system into the communal hall which leads to the front door, within the property is an entrance hallway, open plan kitchen/living space, a good size double bedroom and a pleasant bathroom. To the outside of the property is the parking area with one allocated space and visitor spaces also.

EPC - C

Approach

The property is approached via a front and rear entrance with a secure door intercom system.

Entrance hallway

Leading to all rooms

Open plan Kitchen/Living space

16'4" max x 15'1" max (5.00 max x 4.60 max)

An open plan Kitchen/Dining/Living space with dual window aspect

Bedroom

11'5" max x 9'10" max (3.50 max x 3.00 max)

A good size double bedroom with dual window aspect and storage cupboard.

Bathroom

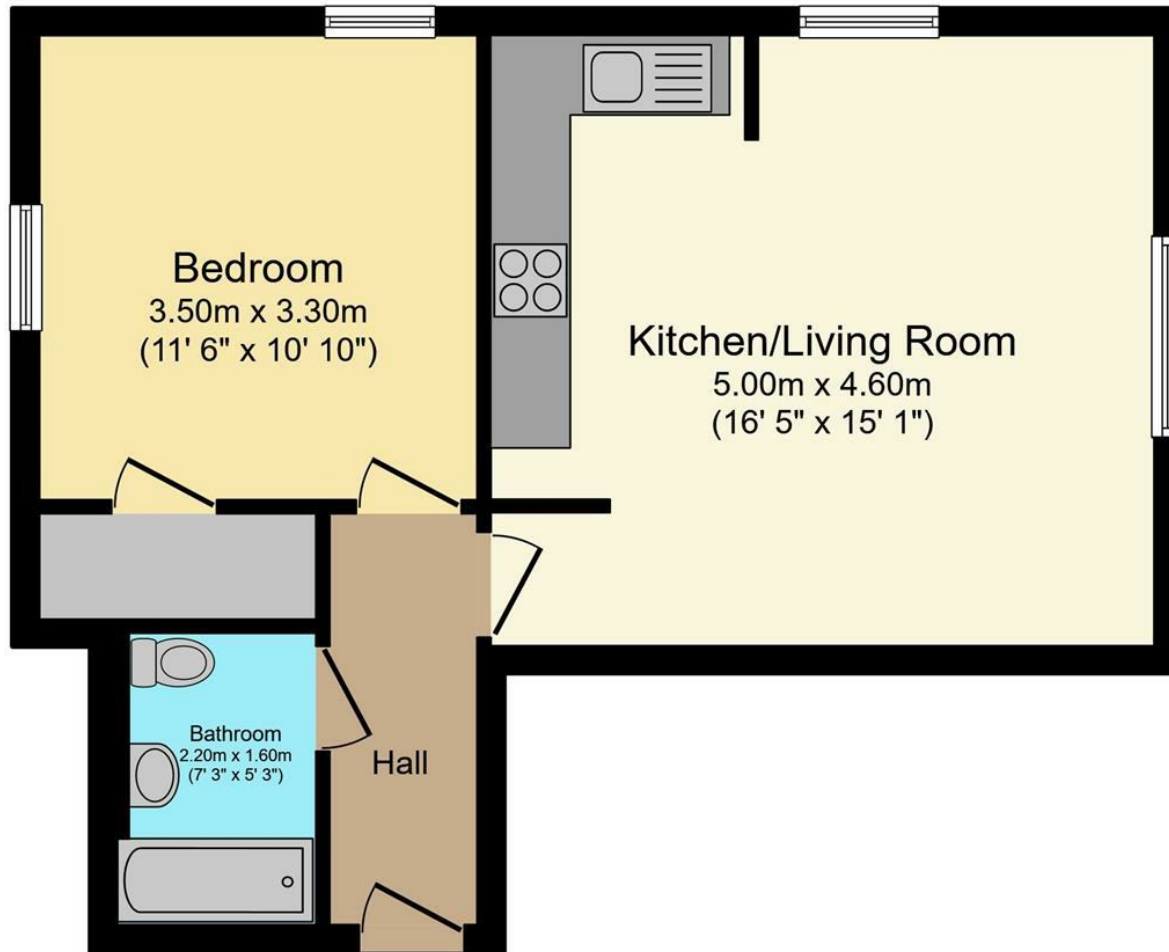
7'2" max x 5'2" max (2.20 max x 1.60 max)

A pleasant bathroom with basin, WC, shower over bath and radiator.

Parking

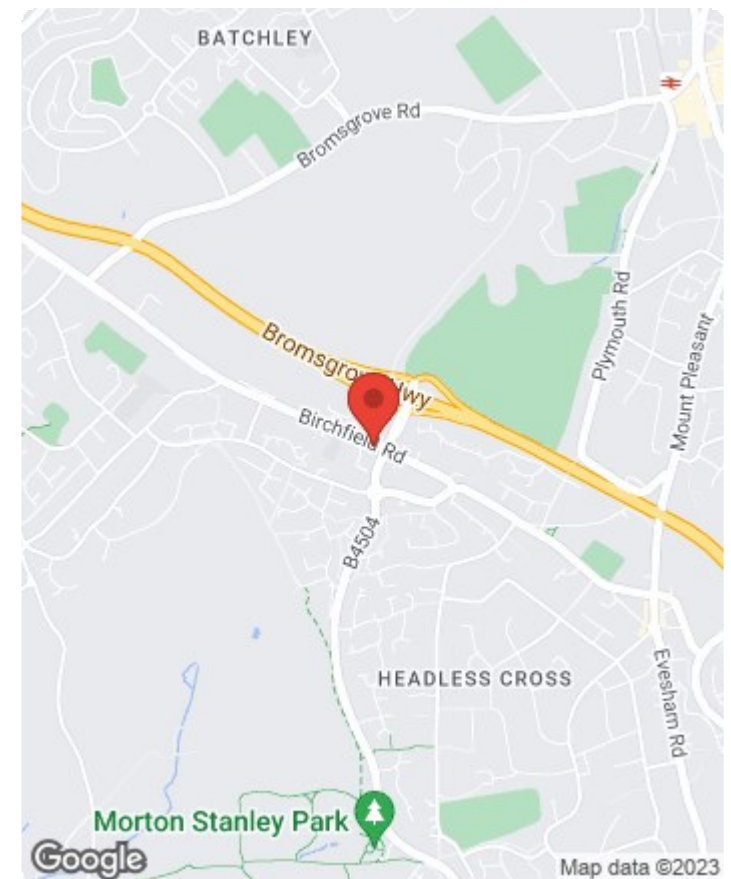
One allocated parking space (20) - there are also communal visitor spaces.





Total floor area 44.2 sq.m. (476 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). Plan produced for Vizors. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Vizor Estate Agents Ltd
Company No. 7848499



Hyde House, 52 Bromsgrove Road, Redditch, B97 4RJ

Tel: 01527 584 533 www.vizorestates.com

