



3 HARESFIELD CLOSE, REDDITCH, B97 4PP
OFFERS OVER £110,000

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A WELL PRESENTED ONE BEDROOM GROUND FLOOR MAISONETTE, WITH ITS OWN ENCLOSED REAR GARDEN!!!!

On offer with no onward chain & set in a convenient location, this well presented one bedroom ground floor maisonette has shared bay parking on approach, enclosed entrance porch, generous living room, kitchen, double bedroom, bathroom and enclosed rear garden. There is a large internal storage cupboard, plus linen cupboard and further external store. Viewing is advised.

EPC - C.

Approach

On the approach to the property there are shared parking bays. A pathway and steps lead down to this property, with door to built in store and main entrance is via;

Accessed via the living room doors, is a stone chipped seating area.

Enclosed Entrance Porch

With inner door leading into;

Living Room

15'6" max x 11'5" max (4.74m max x 3.49m max)

With French style double patio doors out to the rear garden, doorway into kitchen and further door to an inner hallway.

Kitchen

8'2" max x 6'1" max (2.51m max x 1.86m max)

With wall mounted boiler.

Inner Hallway

Has door to a linen cupboard, doors to Bedroom, Bathroom and large storage cupboard.

Bedroom

12'8" max x 8'7" max (3.88m max x 2.64m max)

Bathroom

8'0" max x 5'10" max (2.45m max x 1.79m max)

Large storage cupboard

A handy storage cupboard, with window.

Rear Garden



GROUND FLOOR 46.61 sq. m.
(501.74 sq. ft.)



TOTAL FLOOR AREA : 46.61 sq. m. (501.74 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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



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