



58 FULBROOK CLOSE, REDDITCH, B98 8QP  
OFFERS OVER £255,000



# 58 FULBROOK CLOSE, REDDITCH, B98 8QP

A BEAUTIFULLY PRESENTED THREE BEDROOM LINK-DETACHED HOME WITH LARGE GARAGE!!!

This stunning three bedroom link-detached home has undergone fairly comprehensive refurbishment in recent years, meaning we offer for sale a beautiful home, presented to a lovely standard. The property offers; a large enclosed porch (incorporating storage with laundry area), guest WC, living room, generous kitchen/diner, three good bedrooms and beautiful modern bathroom. The property benefits from a large, not quite tandem length garage at the side, and a low maintenance garden at the rear. In addition- the property is being sold with the benefit of solar panels, which are fully owned with the property. An internal viewing is vital!!

## Approach

Main entrance is via an enclosed entrance porch, with garage at the side and side gate access to the rear garden.

## Enclosed Entrance Porch

A large enclosed entrance porch, which incorporates a door to a large storage cupboard housing the boiler and used by the current owner as a laundry area. Door then into;

## Entrance Hall

With stairs to the first floor, door to storage cupboard beneath, doors lead off to;

## Guest WC

## Kitchen/Diner

21'4" max x 7'8" max (6.52m max x 2.34m max)

With integrated double oven & five ring gas hob, double doors open out to the rear garden and a large opening leads through to;

## Living Room

11'4" max x 11'3" max (3.46m max x 3.45m max)

## Landing

Door to linen cupboard, doors off to;

## Bedroom One

11'6" max x 11'1" max (3.52m max x 3.40m max )

With double doors to a built-in wardrobe.

## Bedroom Two

9'10" max x 8'2" max (3.00m max x 2.51m max)

## Bedroom Three

11'6" max x 6'9" max (3.52m max x 2.07m max )

With double doors to a built-in wardrobe.

## Bathroom

6'7" max x 5'6" max (2.01m max x 1.70m max)

With feature sliding 'pocket' style door.

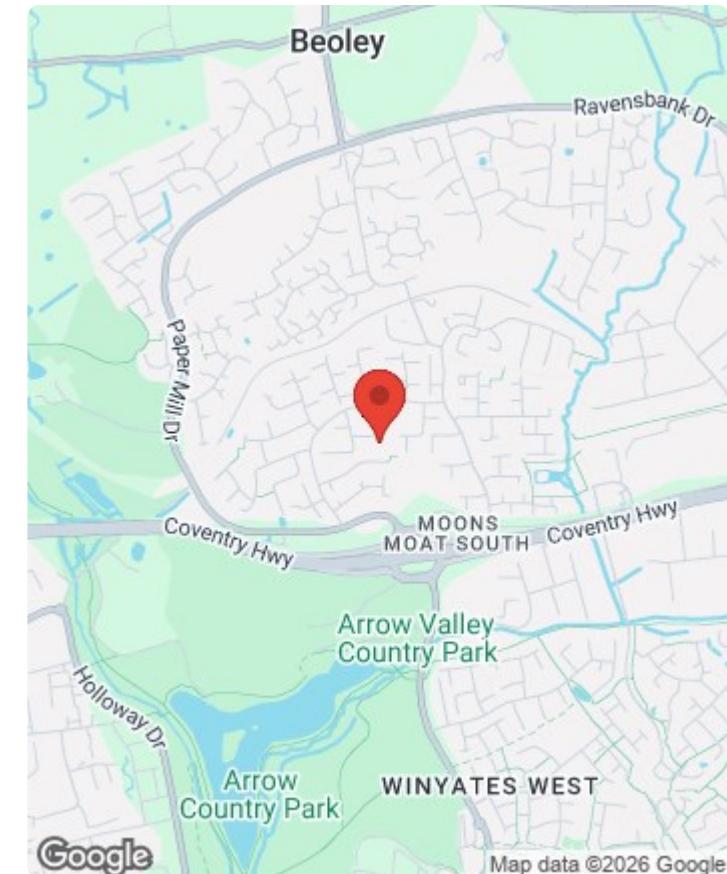
## Garage

27'1" max x 9'1" max (8.28m max x 2.77m max )

## Rear Garden

A low maintenance rear garden, with side gate access, partly covered seating area, mainly paving and side/personal door to the garage.





TOTAL FLOOR AREA: 1123 sq.ft. (104.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate. 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	76
(55-68)	D	78
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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