



## 23 SILLINS AVENUE, REDDITCH, B98 8LA

**ASKING PRICE £190,000**

GREAT POTENTIAL ON OFFER- A THREE BEDROOM SEMI DETACHED HOME IN NEED OF MODERNISING!!!

This three bedroom semi-detached home offers great potential and scope for a buyer looking to add their own stamp to a property. The property offers; living room, kitchen/diner, three good bedrooms, bathroom, gardens to the front and rear. The agent advises that there is the potential of off road parking, with a dropped kerb and double gates at the rear (some tidying and changes would be required), and in addition, some of the neighboring properties have created driveways at the front of their properties (the buyer would have to make their own enquiries into this to verify if this is indeed possible).

EPC -C.

Council Tax Band - B.

Tenure - Freehold (subject to solicitor confirmation)

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent

## Approach



To the front of the property is a pathway along side the front garden leading down to the main front entrance, via main entrance door into;

## Hall

With stairs off to the first floor, and door into;

## Living Room

14'0" max x 12'11" max (4.29m max x 3.94m max )



Doors leads into;

## Kitchen/Diner

17'1" max x 9'10" max (5.23m max x 3.02m max )



With wall mounted boiler, door giving access to understairs storage cupboard, door leading out to the rear garden.

## Landing

With doors leading off to;

## Bedroom One

12'9" max x 8'6" max (3.90m max x 2.60m max)



## Vizors Estate Agents Ltd

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### Bedroom Two

11'0" max (7'10") x 10'4" max (7'4") (3.37m max (2.40m) x 3.16m max (2.25m))



### Bathroom

7'5" max (4'9") x 5'11" max (2.28m max (1.46m) x 1.82m max)



### Bedroom Three

9'5" max x 8'7" max (2.89m max x 2.62m max )



### Rear Garden



A largely paved and concrete area, with gates at the rear and dropped kerb- which may offer the potential of off road parking, as it may have in the past and many of the neighboring properties indeed have.

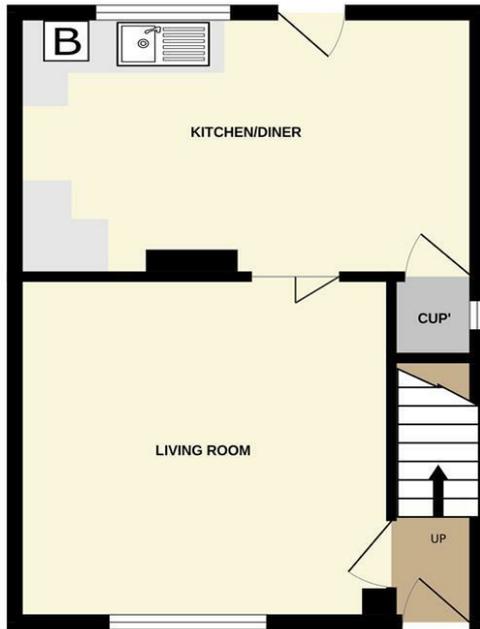
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GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.

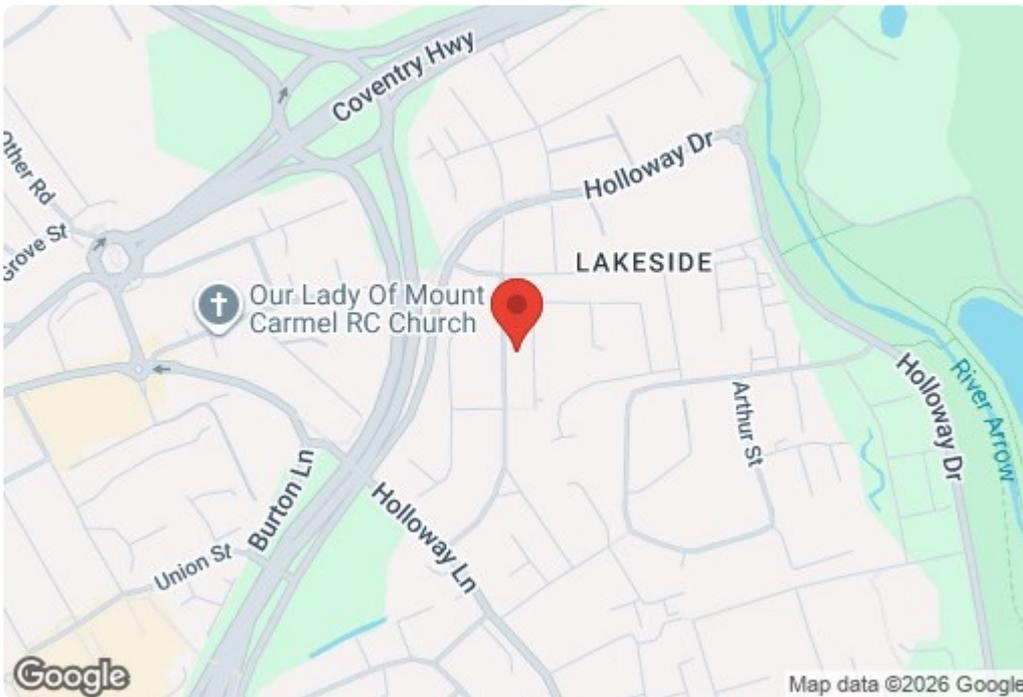


1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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			88
(69-80) C			
(55-68) D		66	
(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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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