

# VIZORS

Auctioneers, Estate Agents & Letting Agents



**103 MAISEMORE CLOSE, REDDITCH, B98 9LP**

**OFFERS OVER £230,000**

This well presented THREE bedroom semi-detached property is set in the popular district of Church Hill North. This impressive property offers; lounge, kitchen/diner, large conservatory, three good bedrooms, bathroom with bath and separate shower, garden to the rear, garage and driveway. Viewing is recommended.

### Approach

A block paved driveway offers a mainly lawned garden to the side, main front entrance via enclosed entrance porch and inner door into;

### Lounge

15'1" x 10'8" (4.62m x 3.27m)



With door leading to stairs to the first floor, door into;

### Kitchen/Diner

18'6" max x 8'7" max (5.66m max x 2.64m max)



With half door to storage leading into understairs, door to the side, leads via sliding patio doors into conservatory;

### Conservatory

16'11" x 9'4" (5.18m x 2.87m )

With double doors leading out to the rear garden.

### First Floor Landing

Door to storage cupboard, door to linen cupboard, leads off to;

### Bedroom One

13'10" max x 10'0" max (4.24m max x 3.05m max)



### Bedroom Two

10'2" max x 9'11" max (3.12m max x 3.04m max)



### Bedroom Three

9'0" x 8'2" (2.75m x 2.51m)



### Bathroom

8'10" max x 8'3" max into shower recess (5'8" min)  
(2.71m max x 2.53m max into shower recess (1.75m  
mi)



### Garage

not measured (not measured)  
With up and over door.

### Rear Garden



Offers a mainly lawned area, pathway to the side  
which leads to a slightly raised area to the side.



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         | 85        |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                | 65      |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> 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) <b>A</b>                                              |         | 86        |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                | 64      |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |



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