



**32 PERRYFIELDS CLOSE, REDDITCH, B98 7YP**  
**OFFERS OVER £130,000**

ON OFFER WITH NO ONWARD CHAIN!!! Set in the sought after location of Oakenshaw South is this one bedroom, ground floor Masionette with rear garden and a parking space.

The property offers a small entrance hallway, living area, kitchen with an array of base and wall units, a double bedroom with built in storage and a bathroom with shower over bath. There is the benefit of an encluse rear garden accessed from the bedroom which has a patio and lawn space. The property has been well maintained by the current owner and could be ideal for a first time buyer or investor with a potential rental of £850 PCM. On offer with no onward chain.

EPC - C  
Council Tax Band - A  
Tenure - Leasehold - 89 Years remaining  
Ground Rent - £100 PA - split into 2 x payments of £50  
Service Charge - the seller advises the agent there is no service charge paid to the best of their knowledge.

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 makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these.



## Approach

There is an allocated parking space in a bay at the side. Pathway up to main front entrance via an enclosed entrance porch with inner door into;



## Living Room

12'2" max x 11'3" (3.71m max x 3.44m)

With door into kitchen and further door into an inner hallway.



## Kitchen

10'4" max x 6'10" max (3.17m max x 2.10m max)

With integrated oven and hob and wall mounted boiler.



## Inner Hallway

With doors to two built-in cupboards, doors to bedroom and bathroom.

## Bedroom

11'3" max x 8'9" max (3.45m max x 2.69m max)

With fitted wardrobes and door leading out to the rear garden.



## Bathroom

6'1" max x 5'6" max (1.87m max x 1.68m max)

With low level WC, wash basin, and bath with shower over.



## Rear Garden

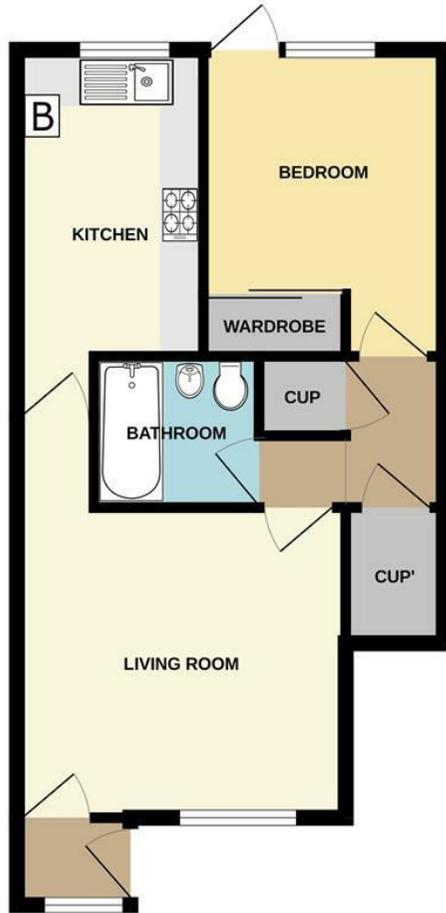
A paved area, faux grass, and timber shed.





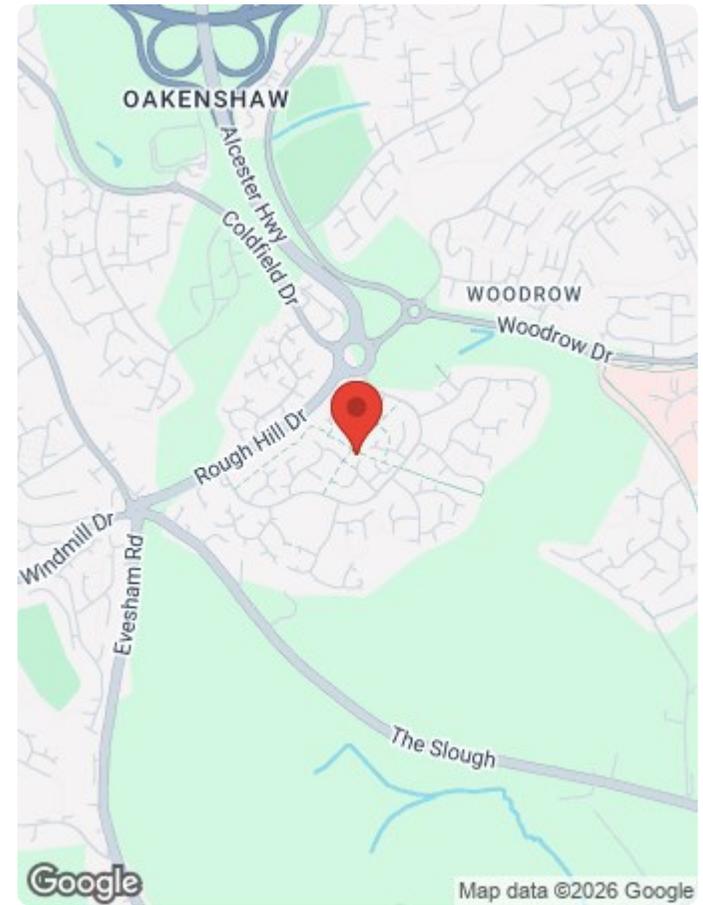


GROUND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 432 sq.ft. (40.2 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			
(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	74	77

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		



Vizor Estate Agents Ltd  
Company No. 7848499



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

Tel: 01527 584 533 [www.vizorestates.com](http://www.vizorestates.com)