



62 FLANDERS CLOSE, REDDITCH, B98 9HT  
ASKING PRICE £230,000

# 62 FLANDERS CLOSE, REDDITCH, B98 9HT

A BEAUTIFULLY PRESENTED THREE BEDROOM HOME WITH ADAPTED GARAGE AND DRIVEWAY.

This neatly presented three bedroom home must be viewed internally to be fully appreciated. The property offers; generous living room, kitchen, conservatory, guest WC, adapted garage-offers a laundry area and office/playroom, three bedrooms, bathroom & separate WC, a low maintenance garden at the rear and driveway to the front along with EV charging point.

## Approach

A driveway leads up to the main front entrance via main entrance door opening into;

## Entrance Hall

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

## Living Room

18'7" max x 10'7" max (5.67m max x 3.25m max )

With sliding doors leading out to the conservatory;

## Conservatory

14'4" max x 7'3" max (4.39m max x 2.21m max )

## Kitchen

14'1" max x 8'8" max (4.30m max x 2.65m max )

With door leading out to the rear garden, integrated oven, hob and extractor.

## Laundry

8'8" max x 7'4" max (2.65m max x 2.25m max )

With door leading into;

## Office/Playroom

11'11" max x 7'8" max (3.65m max x 2.34m max)

With door to storage cupboard.

## Landing

Leads off to;

## Bedroom One

12'2" max x 10'11" max (3.73m max x 3.35m max )  
With built-in cupboard.

## Bedroom Two

12'2" max (10'7") x 10'11" max (3.72m max (3.23m) x 3.34m max )  
With built-in cupboard.

## Bedroom Three

8'2" max x 8'0" max (2.51m max x 2.45m max )

## Bathroom

6'4" max x 5'9" max (1.94m max x 1.77m max )

## Separate WC

## Outside

There is a low maintenance garden to the rear and a driveway to the front.



GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



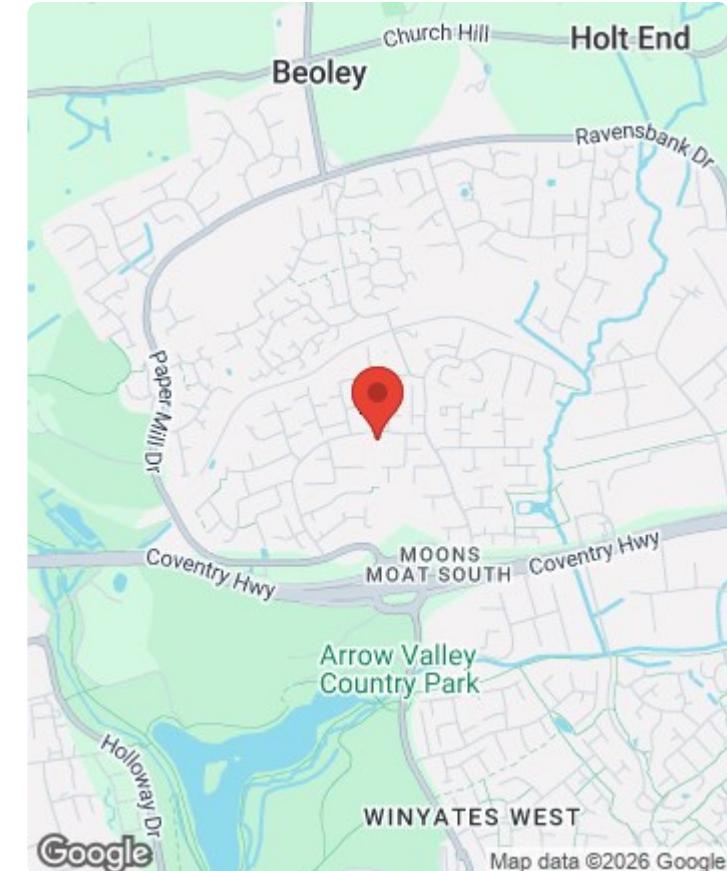
1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1129 sq.ft. (104.9 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of these measurements, 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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)

