



vizors
estate agents

vizors
estate agents

19 ABBEY ROAD, REDDITCH, B97 4BL
ASKING PRICE £230,000

ON OFFER WITH NO ONWARD CHAIN!! This traditional three bedroom semi-detached property is set in an incredibly convenient location, offering easy access to Redditch town centre as well as Redditch bus & train stations. Well maintained but requiring some modernising in parts, this impressive property offers; two reception rooms, fitted kitchen, ground floor guest WC, sun room to the rear, lobby/laundry to the side, three good size bedrooms, shower room, and generous gardens. In addition to the driveway at the front, at the rear is a garage (tight access in & requiring improving) & workshop. Viewing is advised.

EPC - D

Council Tax - B

Tenure - Freehold (subject to solicitor confirmation)



Approach

Approached via a block paved, sloped driveway and steps leading to the front door



Living Room

13'1" max x 11'9" max (4.00 max x 3.60 max)
With bay window and fireplace feature



Dining Room

12'5" max x 11'9" max (3.80 max x 3.60 max)
Second reception room with doors leading to the Kitchen and Sun Room.



Kitchen

14'9" max x 8'2" max (4.50 max x 2.50 max)
Galley style kitchen with door leading to Garage & Guest WC



Sun Room

10'7" max x 6'6" max (3.24 max x 2.00 max)
With door leading to rear Garden



Guest WC



Lobby

17'8" max x 7'2" max (5.40 max x 2.20 max)
Leading off the Kitchen is this Lobby with two opening doors to the front.

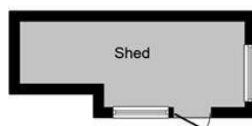
Bedroom One

13'1" max x 11'1" max (4.00 max x 3.40 max)
A good size double with fitted furniture

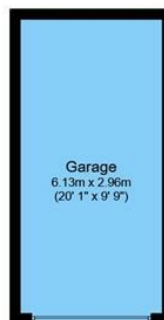




vizors
estate agents



Outbuilding



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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