



59 EATHORPE CLOSE, REDDITCH, B98 0HQ  
OFFERS OVER £160,000



## 59 EATHORPE CLOSE, REDDITCH, B98 0HQ

In need of updating. This three bedroom end terraced home is on offer with no onward chain, set in the convenient district of Matchborough West, and offers; living room, open plan kitchen diner, guest WC, conservatory, three bedrooms, bathroom, garden to the rear and shared bay parking.

Council Tax Band- Redditch, B.

Tenure- Freehold (awaiting solicitor confirmation).

EPC Rating- C.

### Approach

There are communal parking bays dotted around the close. Pathway to main front entrance via enclosed entrance porch, leading into;

### Entrance Hall

Door off to guest WC, downstairs storage cupboard and leads off to living room and kitchen diner.

### Living Room

17'8" max x 14'5" max (5.40m max x 4.40m max)

With stairs off to the first floor landing.

### Kitchen Diner

17'8" max x 10'5" max (5.40m max x 3.20m max)

Leads into conservatory;

### Conservatory

9'10" max x 9'2" max (3.00m max x 2.80m max)

### First floor landing

Door to cupboard housing the boiler, leads off to;

### Bedroom One

With door to built in storage cupboard.

### Bedroom Two

11'2" max x 11'1" max (3.41m max x 3.40m max)

### Bedroom Three

11'1" max x 6'10" max (3.40m max x 2.10m max)

### Bathroom

7'2" max x 6'6" max (2.20m max x 2.0m max)

### Rear Garden

Mainly laid to lawn.





**Ground Floor**



**First Floor**

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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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