



48 LONGDON CLOSE, REDDITCH, B98 7UZ

ASKING PRICE £170,000

A WELL PROPORTIONED THREE BEDROOM MID TERRACED HOME ON OFFER WITH NO ONWARD CHAIN.

This well proportioned mid terraced home is set on a cul-de-sac, is on offer with no upward chain and offers; a spacious living room, spacious kitchen/diner, downstairs cloakroom, three good bedrooms, and shower room.

The rear garden has a patio, lawn and a useful brick shed providing valuable storage. At the front there is an enclosed garden and the benefit of communal bays and on street parking.

This property presents an excellent opportunity for first time buyers, families or investors alike. The location has the advantages of a wide range of amenities including the Alexandra Hospital.

Viewing is strongly advised.

EPC -C.

Approach

Enclosed at the front by fencing and a gateway, opens to a pathway up to the front entrance via a canopied entrance porch with store to the side, main entrance door into;

Hallway

With stairs off to the first floor and recess beneath, leads off to;

Kitchen/Diner

16'4" max x 10'5" max (7'6") (4.99m max x 3.20m max (2.30m))



Has wall mounted boiler, a feature internal glazed window looking into the living room. Space for a cooker, space for a fridge freezer and space for a washing machine.

Living Room

16'11" max x 10'3" max (5.17m max x 3.13m max)



With double doors leading out to the rear garden.

Guest WC



Fitted with a low level wc and wash basin.

Landing

With door to storage cupboard, doors off to;

Bedroom One

13'5" max x 10'4" max (4.09m max x 3.16m max)



With fitted wardrobes and a bridging unit.

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Bedroom Two

10'4" max x 10'2" max (3.16m max x 3.10m max)



With sliding doors to a built-in wardrobe.

Bedroom Three

10'4" max x 6'5" max (3.17m max x 1.96m max)



Shower Room

6'2" max x 5'5" max (1.90m max x 1.67m max)



With shower cubicle, low level wc and vanity unit wash basin, tiled walls.

Rear Garden

There is an outside store/shed, paved patio area, and mainly lawn beyond.

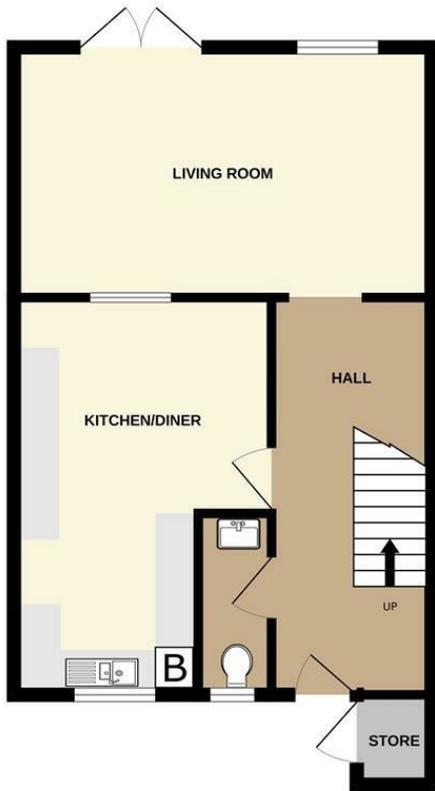
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GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.

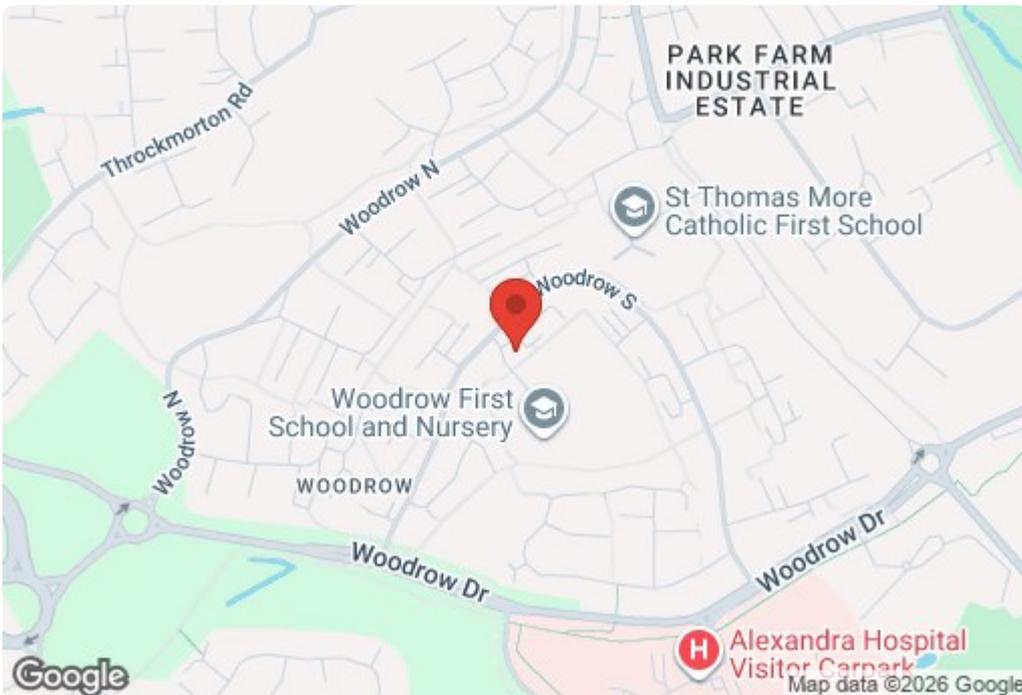


1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 917 sq.ft. (85.2 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			85
(81-91) B		73	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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