





This three bedroom, semi detached home is on offer with no onward chain and requires refurbishment throughout but has excellent potential to be a characterful home! The ground floor of the property offers Porch, Entrance Hallway, Lounge with bay window, dining room the the rear, kitchen and a utility area. The first floor offers two large double bedrooms, a third single room and a family bathroom. To the outside of the property at the front is a driveway and a lawned area which also leads to the storage garage. To the rear is a lengthy, mostly flat rear garden with Patio area, laid to lawn fencing and has some boarders with shrubs, bushes and plants. The property is located close to the Redditch Town Centre, Bus and Train Stations as well as being a few minutes drive from the M40/M42 Motorways. This property is a must view!!

EPC - D

Council Tax - C

Tenure - Freehold subject to solicitor confirmation





### Approach

The property is approached via a driveway and lawned area leading to the front door.



### Lounge

13'9" max x 12'5" max (4.20 max x 3.80 max)  
With bay window feature



### Dining Room

12'9" max x 11'1" max (3.90 max x 3.40 max )



### Kitchen

8'6" max x 6'6" max (2.60 max x 2.00 max)  
With base and wall units and access door to utility area



### Utility

12'5" max x 7'2" max (3.80 max x 2.20 max)  
With base and wall units and access door to rear garden



### Bedroom One

12'9" max x 11'6" max (3.90 max x 3.53 max)

### Bedroom Two

11'6" max x 10'9" max (3.53 max x 3.30 max )

### Bedroom Three

7'10" max x 6'6" max (2.40 max x 2.00 max )



### Bathroom

6'6" max x 6'6" max (2.00 max x 2.00 max)



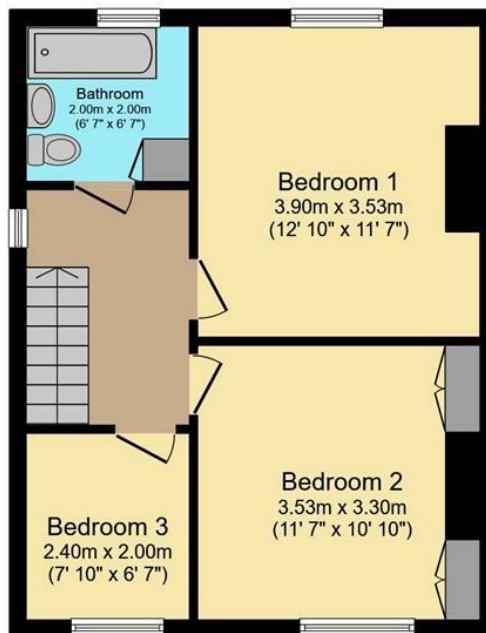






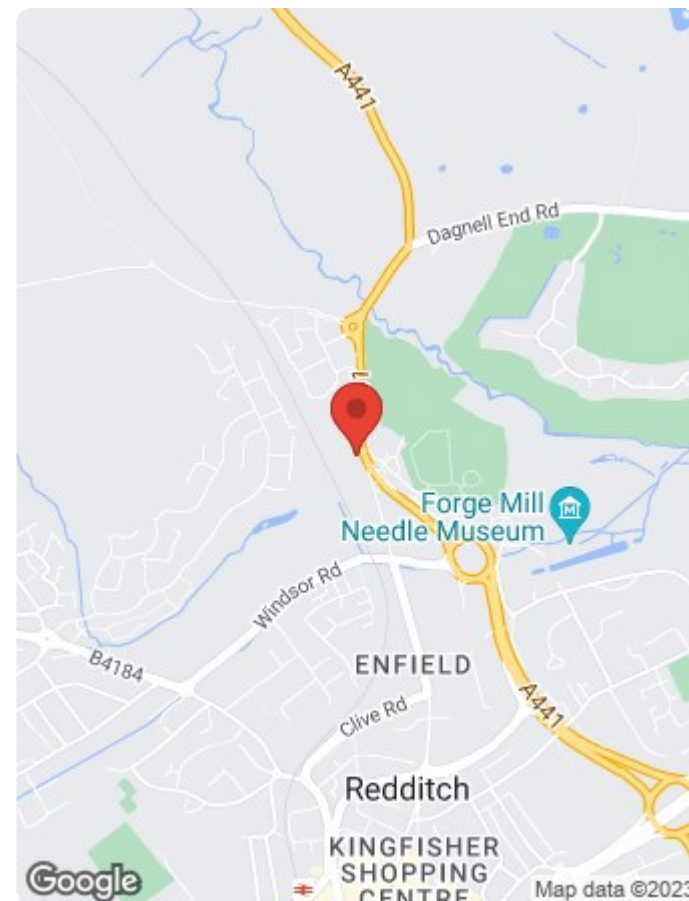


**Ground Floor**



**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](http://www.focalagent.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 <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)