



VIZORS

Auctioneers, Estate Agents & Letting Agents

5 MOORGATE CLOSE, REDDITCH, B98 9NH
OFFERS OVER £200,000

5 MOORGATE CLOSE, REDDITCH, B98 9NH

Set in the much requested district of Church Hill North. This well presented two bedroom semi-detached property has been much improved and well maintained by the current owners. It offers; lounge, kitchen/utility, conservatory, two bedrooms, bathroom, driveway and South Easterly gardens. A fabulous property and viewing is essential.

Approach

Off road parking for several vehicles

Hall

Doors to lounge, guest WC and stairs to first floor

Guest WC

5'6 x 4'2 (1.68m x 1.27m)

Lounge

13'8 x 9'11 max (4.17m x 3.02m max)

With door into the kitchen

Kitchen

7'9 x 13'3 (2.36m x 4.04m)

Opening into a utility area and French doors to the conservatory

Conservatory

17'8 x 10'9 (5.38m x 3.28m)

French doors leading to a South Easterly rear garden

Landing

Doors to bedrooms and bathroom

Bedroom One

12' x 13'2 max (3.66m x 4.01m max)

Bedroom Two

9'4 x 7'11 (2.84m x 2.41m)

Bathroom

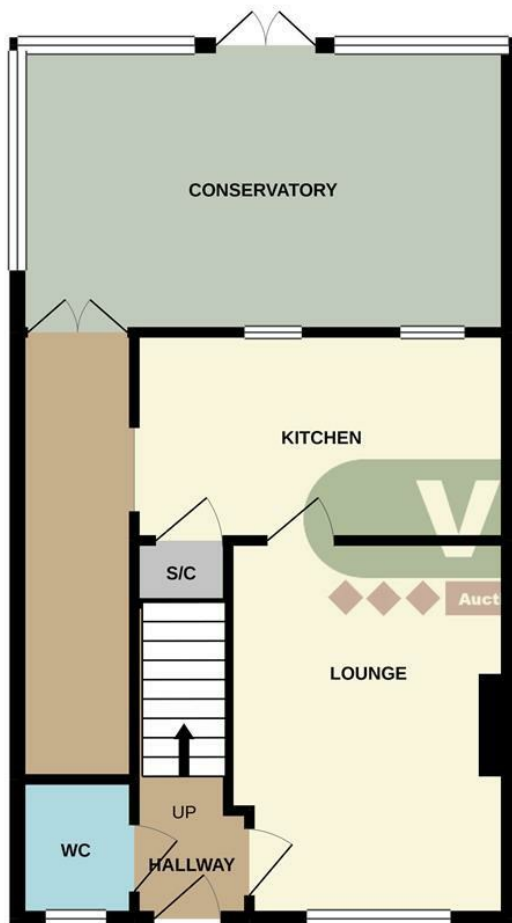
6'2 x 5'11 (1.88m x 1.80m)

Garden

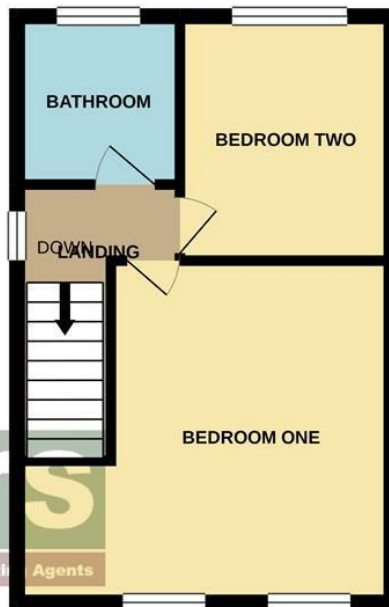
With side gated access and South Easterly aspect



GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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.
Made with Metropix ©2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(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



17 Church Green East, Redditch B98 8BP

Tel: 01527 584533

www.vizors.co.uk

Fax: 01527 584467

