



96 HERONFIELD CLOSE, REDDITCH, B98 8QW
OFFERS OVER £110,000

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A WELL PROPORTIONED ONE BEDROOM FIRST FLOOR MAISONETTE OFFERED WITH NO CHAIN!

Set in the popular district of Church Hill South, this maisonette offers generous accommodation and lots of storage. Offering generous living room (with eaves storage), fitted kitchen, generous double bedroom, bathroom, gas central heating and communal bay parking facility. No chain!!

Approach

There are communal parking spaces around the close, pathway leads up to the main entrance door, opening into;

6'5" max x 5'10" max (1.97m max x 1.80m max)

Inner Hallway

With stairs up to the first floor.

Landing

Double doors to a built-in storage cupboard, additional storage cupboard and a further cupboard housing the boiler. Doors lead off to;

Living Room

17'8" max x 10'7" max (not into door recess) (5.41m max x 3.24m max (not into door recess))
With door leading into remaining eaves storage. This room has restricted head height in parts at one end.

Kitchen

12'1" max x 6'9" (not into door recess) (3.70m max x 2.08m (not into door recess))
With integrated gas hob, space for an appliance under the work top and space and plumbing for a washing machine. Door to a built-in storage cupboard.

Bedroom

17'3" max into bay x 9'4" max (5.28m max into bay x 2.86m max)
With restricted head height in parts to one end.

Bathroom



FIRST FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 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		
(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	



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