Vizors estate agents

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3 LYDHAM CLOSE, REDDITCH, B98 8GA
OFFERS OVER £240,000

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Set in the popular and convenient district of Riverside. This well proportioned FOUR bedroom three storey property offers a great family home and scope for improvement, as it would benefit from some modernising. On offer with no chain, the property offers; Ground Floor- bedroom, utility and access to the integral garage, First Floor-living room, dining room, kitchen, guest WC, Second Floor- bedroom one (with en-suite shower room), two further bedrooms, main bathroom. There are gardens to the rear, a driveway and garage to the front.
EPC rating- D
Council Tax Band- D
Tenure- Freehold (awaiting solicitors confirmation).

Approach
To the front of a the property is a driveway and garage, pathway lead to main entrance door (at the side), and steps lead up to a gate giving access to the rear garden.

Entrance Hall
To the ground floor, stairs lead off to the first floor landing, and off the hallway doors lead to;

Bedroom Two
15'5" max x 10'2" max (4.70m max x 3.1m max)
A versatile room which could be used as an office/play room/study.

Utility
9'10" max x 5'2" max (3.00m max x 1.60m max)

Integral Garage
16'4" max x 9'10" max (5.00m max x 3.00m max)

First Floor Landing
Has stairs leading off to the second floor, leads off to;

Living Room
15'5" max x 10'5" max (4.70m max x 3.20m max)

Dining Room
13'1" max x 8'10" max (4.00m max x 2.70m max)
Which in turn leads off to;

Kitchen
12'8" max x 6'6" max (3.87m max x 2.00m max)

Guest WC

Second Floor Landing
Leads off to;

Bedroom One
12'1" max x 9'10" max (3.70m max x 3.00m max)
Which in turn leads off to;

En-suite Shower room
6'2" max x 5'6" max (1.88m max x 1.70m max)

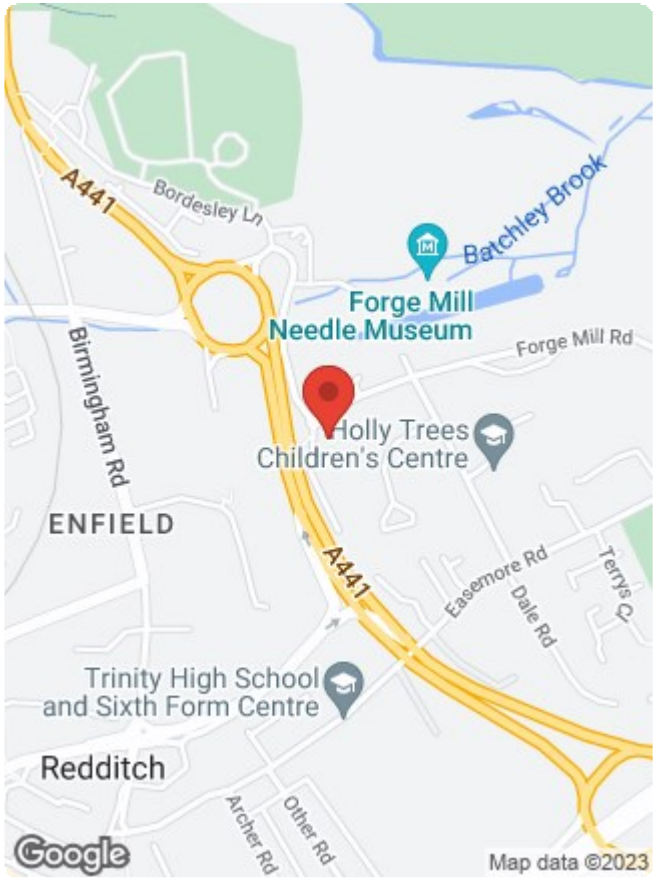
Bedroom Three
9'6" max x 8'6" max (2.90m max x 2.60m max)
Incorporates restricted head height in part.

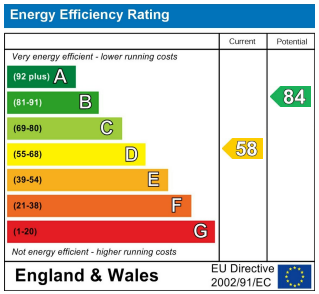
Bedroom Four
13'1" max x 6'6" max (4.00m max x 2.00m max)
With restricted head height in part.

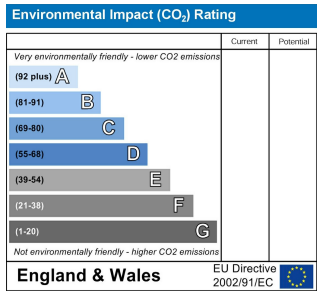
Main Bathroom
7'10" max x 5'6" max (2.40m max x 1.70m max)

Rear Garden

Additional Information
EPC rating- D
Council Tax Band- D
Tenure- Freehold (awaiting solicitors confirmation).







NAEA National Association of Estate Agents

The Property Ombudsman

Vizor Estate Agents Ltd
Company No. 7848499

The Property Ombudsman LETTINGS

ARLA Association of Residential Letting Agents

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