



107 OAKLY ROAD, REDDITCH, B97 4EG

ASKING PRICE £100,000

A SPACIOUS ONE BEDROOM FIRST FLOOR MAISONETTE ON OFFER WITH NO UPWARD CHAIN!

This traditional one bedroom maisonette is conveniently located for access to the town centre, bus & train links, and offers; living room, kitchen with bay window seating/dining area off, generous double bedroom and large bathroom. Outside there is x1 allocated parking space.

EPC -D.

Council Tax Band - A.

Tenure - Leasehold, with a long lease with approximately 963 years remaining, (subject to solicitor confirmation)

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of the

Approach



There is an allocated parking space to the rear of the property. Main entrance at the front via main entrance door into;

Entrance Hall

With stairs off to the first floor;

Landing

With doors off to;

Living Room

12'2" max x 11'10" max (3.71m max x 3.62m max)



Bedroom

14'8" max x 10'0" max (4.48m max x 3.06m max)



Bathroom

11'11" max (8'4") x 9'3" max (5'3") (3.65m max (2.55m) x 2.84m max (1.62m))



With door to a built-in cupboard housing the boiler.

Outside

The property has x1 allocated parking space to the rear.

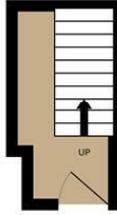
Vizards Estate Agents Ltd

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GROUND FLOOR
50 sq.ft. (4.6 sq.m.) approx.



FIRST FLOOR
544 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq.ft. (57.0 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		
	67	77

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		

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