



13 MASON ROAD, REDDITCH, B97 5DA
ASKING PRICE £185,000

Approach

An enclosed inner porch, with door into;

Entrance Hall

With impressive traditional tiled floor, double doors to storage leading into the understairs, doors to receptions one & two;

Reception One

13'2" max into bay x 9'6" max (4.03m max into bay x 2.91m max)

Reception Two

13'0" max x 12'1" max (3.98m max x 3.70m max)

With door leading to the stairs, and further door to the kitchen;

Kitchen

11'10" max x 7'1" max (3.63m max x 2.16m max)

With door to the side leading to the patio & rear garden.

Landing

Leads off to the bedrooms & bathroom.

Bedroom One

12'10" max x 11'1" max (3.93m max x 3.38m max)

With fitted wardrobe/cupboard.

Bedroom Two

12'2" max x 9'11" max (3.71m max x 3.03m max)

With door to built-in cupboard which has the loft access within in.

Bathroom

12'0" max x 7'1" max (3.67m max x 2.16m max)

With cupboard which houses the boiler.

Rear Garden

A shared side pathway/alleyway leads to side gate access for this property to the rear garden. An initial paved area, with two outhouses/stores, lawn beyond with paved pathway.



TERMS & CONDITIONS
Whilst every care has been taken to ensure the accuracy of the information contained in this document, no responsibility is accepted for any errors or omissions. The prices for the standard services only and should be used as a guide. The services are not guaranteed. Make with reference to the survey.

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	
	78
	60
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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