



80 EDGEWORTH CLOSE, REDDITCH, B98 8QQ

ASKING PRICE £115,000

ON OFFER WITH NO ONWARD CHAIN is this one bedroom, first floor maisonette and could be ideal for a first time buyer or investor. Set tucked away within the road the property offers an entrance lobby with stairs leading to the accommodation of a good size living room, kitchen, spacious bedroom and modern bathroom (which has been refurbished by the current owner). There is communal parking within the road. The property is in close proximity to shops, takeaways, schools, post offices and bus routes along.

EPC - C
 Council Tax Band - A
 Tenure - Leasehold - 105 Years remaining
 Ground Rent
 Service Charge £40 for the year

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

Approach



The property is approached from a pathway within the road leading around the corner to the front door of the property

Kitchen

13'1" max x 6'6" max (4.00 max x 2.00 max)



With an array of base and wall units and space for appliances

Living Room

14'2" max x 10'5" max (4.32 max x 3.20 max)



A spacious living space with window to the rear

Bedroom

14'2" max x 9'10" max (4.32 max x 3.00 max)



A good size double bedroom

Bathroom

9'0" max x 8'0" max (2.76 max x 2.46 max)

Vizors Estate Agents Ltd

Hyde House, 52 Bromsgrove Road
Redditch B97 4RJ

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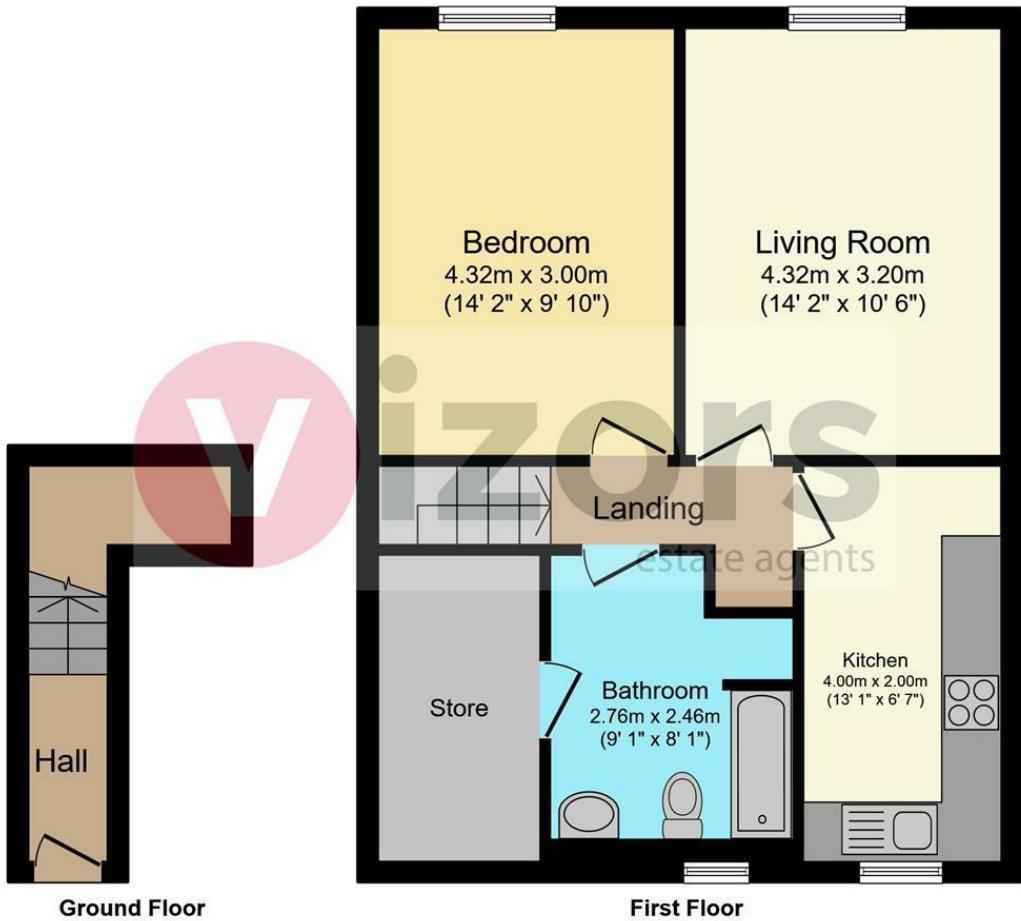
With basin, WC, shower over bath that's been recently refurbished by the owner and a large storage cupboard

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	76
(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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