



22 ROCKFORD CLOSE, REDDITCH, B98 7YL
OFFERS OVER £275,000

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A THREE BEDROOM DETACHED HOME ON AN ENVIABLE PLOT, NEEDS MODERNISING.

Set in the much requested Redditch district of Oakenshaw South, this home is tucked down a driveway leading to just two properties, with this being the final property at the end. The property has been priced to reflect some modernisation required. The property offers; living room leading through to a dining area, kitchen, utility and guest WC. To the first floor is three bedrooms and a shower room. There is a garage which has been partially adapted/sectioned off with a remaining section of the original garage. There is a very well stocked, established garden to the rear. Offered with no onward chain.

Approach

Set off a shared driveway servicing two properties, with this property being tucked at the end. The driveway leads up to the garage, side gate access to the rear garden and main front entrance door leads into;

Entrance Hall

With stairs off to the first floor landing and storage cupboard beneath, door into;

Living Room

14'11" max into bay x 10'7" (not inc' recess) (4.55m max into bay x 3.24m (not inc' recess))
With bay window to the front, an archway leads open plan into;

Dining Area

9'5" max x 8'3" max (2.89m max x 2.54m max)
With double doors leading out to the rear garden and door into;

Kitchen

11'7" max x 8'0" max (3.54m max x 2.46m max)
Door into an inner hall, which in-turn leads to;

Utility

7'2" max x 5'3" max (2.20m max x 1.62m max)
With door out to the rear garden, and wall mounted boiler.

Guest WC

With WC and wash basin.

First Floor Landing

Window to the side, door to cupboard and doors off to;

Bedroom One

10'2" max (not into ward') x 9'1" (3.12m max (not into ward') x 2.79m)
With sliding doors to built-in wardrobes.

Bedroom Two

10'0" max x 9'4" (3.07m max x 2.87m)
With two fitted wardrobes and bridging storage above.

Bedroom Three

7'4" max x 7'1" max (2.24m max x 2.17m max)
With fitted cupboard.

Shower Room

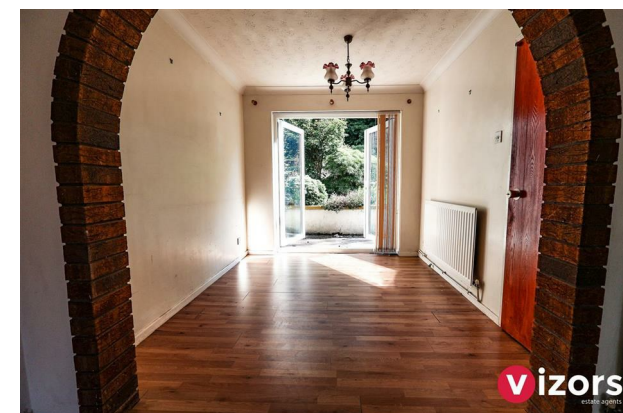
7'6" max x 7'2" max (2.29m max x 2.19m max)

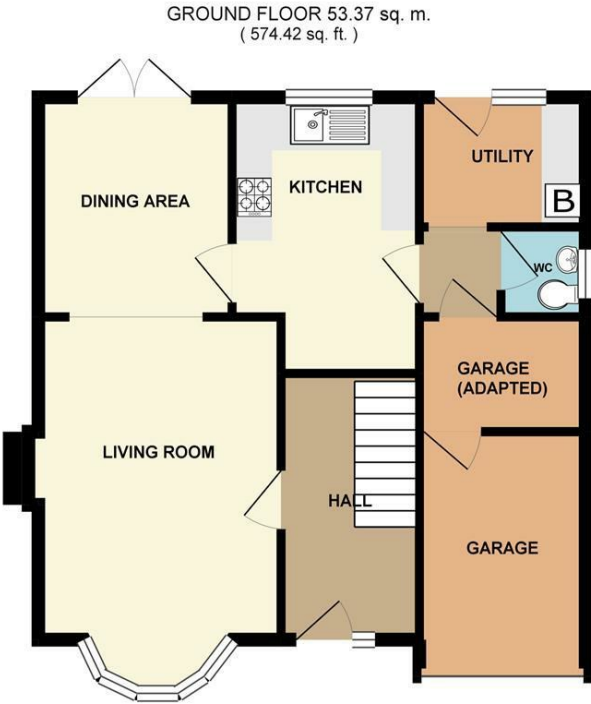
Garage

The current owners have partitioned a section- 2.33m max x 1.13m max, with the remainder of original garage being 2.31m x 3.17m max. The agent feels this is likely to be fairly simple to turn back to the original garage if required.

Rear Garden

With side gate access, there is a very established, well stocked rear garden.





TOTAL FLOOR AREA : 89.01 sq. m. (958.06 sq. ft.) 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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