



7 HILLMORTON CLOSE, REDDITCH, B98 9LX
ASKING PRICE £350,000



A WELL PROPORTIONED FOUR BEDROOM DETACHED HOME IN NEED OF MODERNISING & UPDATING.

Set in the ever-popular district of Church Hill North, Redditch, this well proportioned home requires modernising & updating. On offer with no onward chain the property offers; living room, dining room, kitchen, guest WC, four bedrooms, shower room, garage and driveway, gardens to the front and rear. The property has been extended many years ago and believed to originally been a three bed home. Viewing is advised.

EPC - D.

Council Tax Band - D.

Tenure - Freehold (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 these details.



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Approach

A driveway leads up to the garage, side gate access to the rear garden and main entrance at the front is via an enclosed entrance porch with inner door directly into;



Hallway

With stairs off to the first floor, doors off to living room & kitchen.

Living Room

14'4" max x 10'3" max (4.39m max x 3.13m max)



Dining Room

9'7" max x 8'1" max (2.93m max x 2.48m max)

With sliding door leading into;



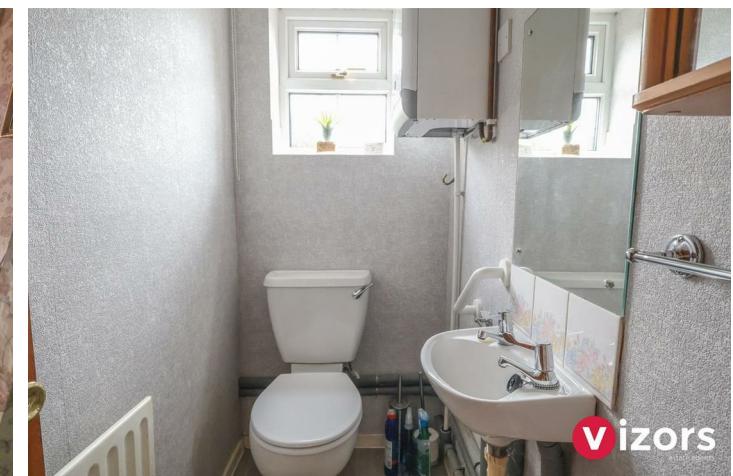
Kitchen

12'8" max x 9'7" max (3.88m max x 2.93m max)

With door to pantry/storage cupboard and door into side lobby area, which in turn has doors off to the guest WC & garage.



Guest WC



Landing

With door to airing cupboard and doors lead off to;

Bedroom One

11'8" max x 9'1" not incl' door recess (3.58m max x 2.77m not incl' door recess)

With built-in wardrobe.



Bedroom Two

15'7" max x 11'10" max (4.75m max x 3.61m max)

With door to built-in cupboard.

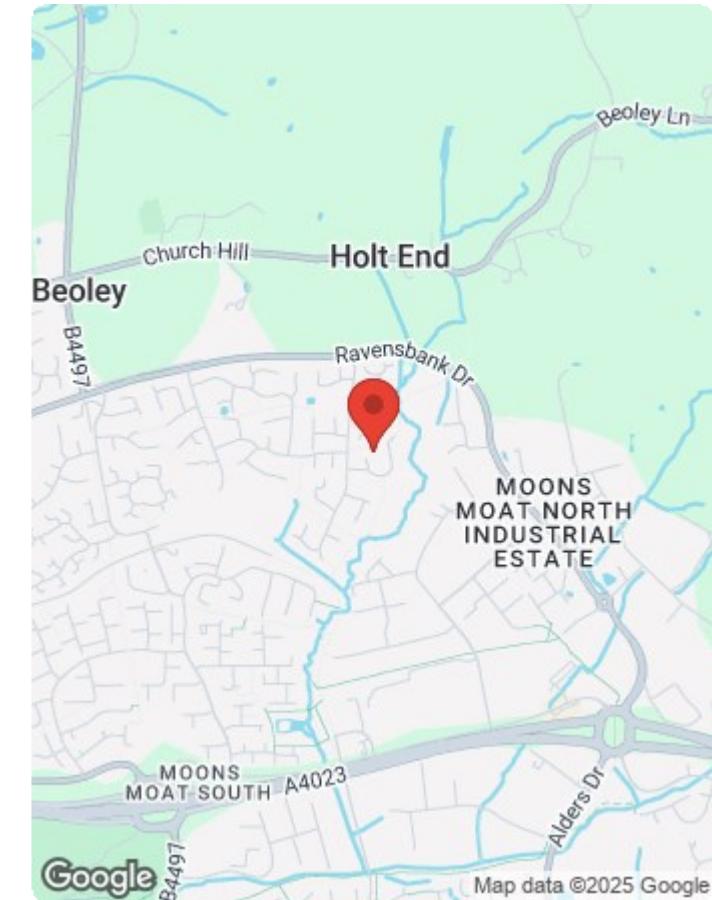
Bedroom Three

10'0" max x 9'5" max (3.06m max x 2.89m max)

With built-in wardrobe.







TOTAL FLOOR AREA : 111.03 sq. m. (1195.08 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	78
(81-91)	B	
(69-80)	C	
(55-68)	D	56
(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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