



## 4 BYRON ROAD, REDDITCH, B97 5EB

**OFFERS OVER £330,000**

ON OFFER WITH NO ONWARD CHAIN - A fantastic opportunity to purchase a three bedroom, EXTENDED, Detached home in the sought after area of Headless Cross, located in close proximity to schools and shops.

This well appointed property offers porch, entrance hallway, living room, kitchen breakfast room, dining room, sun room, guest WC, first floor landing, two large double bedrooms, a further smaller bedroom and a good size family bathroom. To the front of the property is a sloped driveway leading to the tandem length garage, a front lawn and path leading to the entrance porch. To the side of the property is an enclosed side lobby/lean to which spans the length of the property and to the rear is a good size, mature, enclosed rear garden which must be seen to be appreciated.

EPC - TBC  
Council Tax Band - D  
Tenure - Freehold (subject to solicitor confirmation)

## Approach



The property is approached via a sloped driveway leading to the Garage. There is a pathway leading to the front door and a pleasant front garden.

## Living Room

15'8" max x 13'1" max (4.80 max x 4.00 max)



With bay window and door into the Dining Room

## Kitchen

11'1" max x 11'1" max (3.40 max x 3.40 max)



With an array of base and wall units and door to side lobby/lean too

## Dining Room

11'1" max x 9'10" max (3.40 max x 3.00 max)



With opening leading through to the sun room.

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### Sun Room

11'1" max x 8'6" max (3.40 max x 2.60 max )



A rear extension which offers a versatile space, currently used as a sun room that leads to the Guest WC.

### Guest WC



### Bedroom One

14'9" max x 13'9" max (4.50 max x 4.20 max )



A spacious double bedroom with bay window.

### Bedroom Two

14'7" max x 9'8" max (4.46 max x 2.96 max )



A good size double with fitted wardrobes.

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### Bedroom Three

8'6".0'0" max x 8'0" max (2.6.0 max x 2.46 max )



A good size single bedroom with built in wardrobe.

### Bathroom

9'10" max x 5'8" max (3.00 max x 1.74 max )



Family bathroom with basin, WC, shower over bath and radiator.

### Side Lobby/Lean to

Spanning the length of the property is a side lobby which provides access into the Garage.

### Potting Shed/Green House

21'3" max x 4'1" max (6.49 max x 1.26 max )

To the side of the property, brick built will glass roof.

### Garage

26'10" max x 9'2" max (8.20 max x 2.80 max )

Tandem garage with up and over door to the front, side access door from the lobby/lean too.

### Garden



A pleasant, enclosed, mature rear garden with patio area, lawn space and array of tree's, bushes, plants, shrubs and borders.

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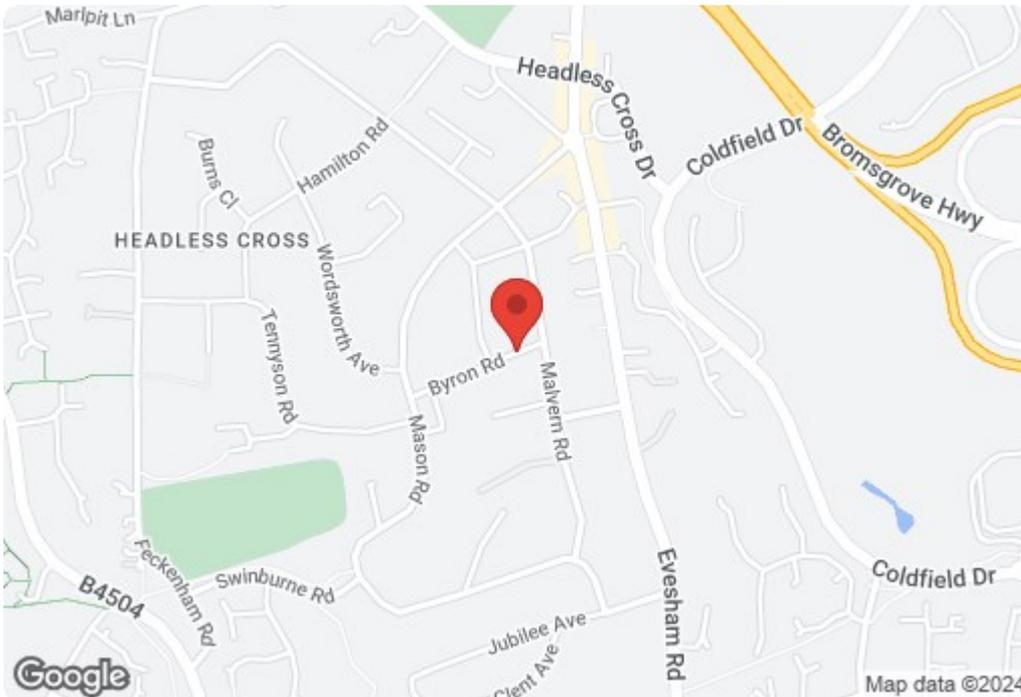


**Ground Floor**



**First Floor**

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) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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