



172 BIRMINGHAM ROAD, REDDITCH, B97 6EN
ASKING PRICE £300,000

Approach

A stone chipped driveway leads up to the front of the property, with lawned area and some shrubs to the side, side gate access to the rear garden and main front entrance via a canopied main entrance door into;

Entrance Hall

With stairs leading off to the first floor, a handy built-in storage cupboard beneath, doors lead off to;

Living Room

17'10" max x 11'1" max (5.44m max x 3.39m max)
With bay window to the front.

Bathroom

6'3" max x 6'0" max (1.93m max x 1.84m max)
Bath with shower over, low level WC and pedestal wash basin, window to side.

Open Plan Kitchen/Dining/Family Room

17'2" max x 16'11" max (7'4" max kitchen area)
(5.24m max x 5.18m max (2.24m max kitchen area))

An open plan Dining/Family Room area with the fitted kitchen off. Kitchen offers many integrated appliances, door to a rear porch area which in-turn leads out to the rear garden.

First Floor Landing

With doors to built-in cupboard housing the boiler, doors lead off to;

Bedroom One

14'4" max x 11'1" max (4.37m max x 3.38m max)
With feature cast iron fire place.

Bedroom Two

14'2" max x 10'7" max (4.32m max x 3.23m max)
With feature cast iron fire place.

Bedroom Three

10'5" max x 5'10" max (3.19m max x 1.80m max)

Shower Room

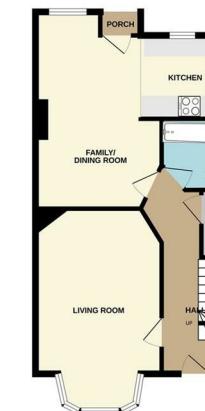
5'4" max x 4'8" max (1.65m max x 1.43m max)
Fitted with a shower cubicle, low level WC and vanity unit wash basin.

Rear Garden

A side gate access leads around to the main paved patio area, beyond is mainly laid to lawn with many shrubs, and trees.

GROUND FLOOR
539 sq ft. (50.0 sq.m.) approx.

1ST FLOOR
490 sq ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq ft. (95.5 sq.m.) approx.
Whilst every effort has been made to insure the accuracy of the floor plans contained here, measurements are approximate and should not be relied upon for any legal purposes. The plan is for illustration purposes only and should not be used to exact to the property purchased. The plan is the copyright of Vizor Estate Agents Ltd. and must not be reproduced without our written permission. The plan is not to scale. Made with MapInfo CS2008.

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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