



## 7 BINTON CLOSE, REDDITCH, B98 0BE

**£1,050 PER MONTH**

An extremely well presented three bedroom end terraced property that is set in the popular district of Matchborough East is available from end July. In brief this property offers: entrance hall, lounge, open plan kitchen/diner and newly fitted modern downstairs WC to the ground floor. On the first floor, there are three good bedrooms and a family bathroom. Enclosed rear garden and parking bay to the front. Call now to arrange your viewing!

A Holding Deposit of £242.31 will be taken at the point of application acceptance and will be deducted from the first months rent and security deposit due on tenancy commencement date.

Vizors is a member of Propertymark which is a client money protection scheme, and also a member of The Property Ombudsmen which is a redress scheme.

## Approach

The property is approached via a shared parking facility to front, pathway leading to main entrance with small lawn section to one side, door to store housing meters, wrought iron gate offering side access to rear garden, uPVC obscure double glazed front door opens into entrance hall

## Entrance Hall

Having wood effect laminate flooring, coving to ceiling, radiator, stairs rising to first floor landing with recess beneath, obscure glazed panel door to side, doors to lounge, kitchen/diner, guest WC and storage cupboard

## Kitchen/Diner

15'9" max x 11'2" max (4.79 max x 3.40 max)  
Having continuation of wood effect laminate flooring, coving to ceiling, uPVC double glazed window to front, radiator, fitted with a range of light wood effect base units and drawers, contrasting roll top work surface over incorporating stainless steel sink with drainer and mixer tap, four ring gas hob with extractor above, tiled splash backs, matching range of wall units, space and plumbing for washing machine, space and plumbing for dishwasher

## Lounge

17'8" x 10'6" (5.39 x 3.20)  
Having continuation of wood effect laminate flooring, radiator, coving to ceiling, window to rear, uPVC double glazed French style doors to rear garden

## Guest WC

Having wall mounted wash basin with storage cupboard beneath, tiled splash backs, low level WC, uPVC double glazed obscure window to front

## First Floor Landing

Having loft access, radiator, doors off to bedrooms, bathroom and airing cupboard housing Baxi combi boiler and shelving

## Bedroom One

15'9" max (9'7" min) x 11'2" max (5'3" min) (4.79 max (2.92 min) x 3.41 max (1.59 min))  
Having uPVC double glazed window to rear, coving to ceiling, radiator, door to storage cupboard

## Bedroom Two

11'2" x 10'6" (3.40 x 3.20)  
Having uPVC double glazed window to front, coving to ceiling, radiator

## Bedroom Three

9'6" x 6'2" (2.90 x 1.88)  
Having uPVC double glazed window to rear, coving to ceiling, radiator

## Bathroom

6'2" max x 5'9" max (1.89 max x 1.75 max)  
Having uPVC double glazed obscure window to front, tiled floor, fitted with a white suite offering low level WC, pedestal wash basin, panelled bath with mains shower over, partly tiled walls, heated towel rail, coving to ceiling

## Rear Garden

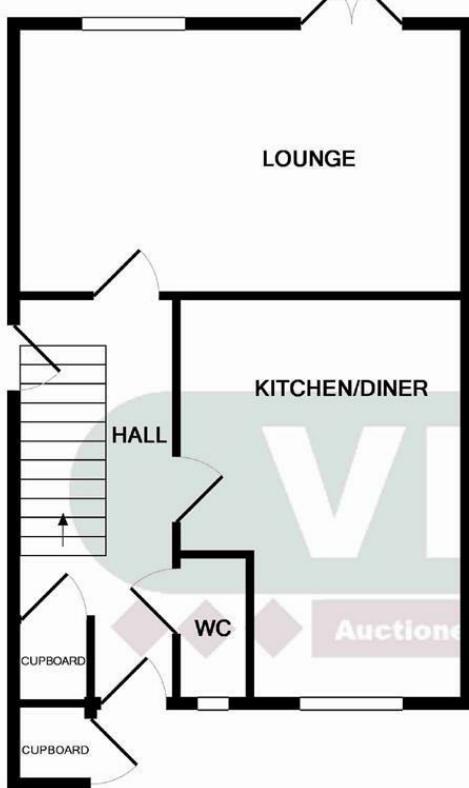
Having side gate access, paved patio area, lawn section beyond, shrub borders, decking area to rear, enclosed by wooden fencing, brick store

## Vizors Estate Agents Ltd

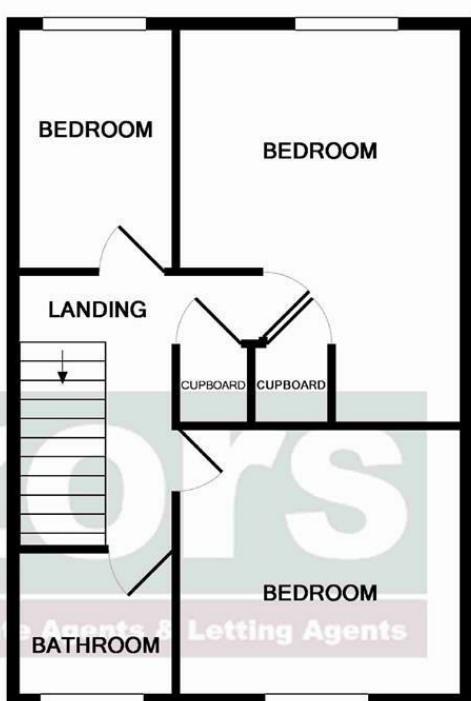
Hyde House, 52 Bromsgrove Road  
Redditch B97 4RJ

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GROUND FLOOR  
APPROX. FLOOR  
AREA 462 SQ.FT.  
(43.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 451 SQ.FT.  
(41.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 913 SQ.FT. (84.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		88
(81-91) B		74
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		88
(81-91) B		72
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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