



VICTORIA FITZPATRICK POWERED BY **exp** TM UK

@ victoria.fitzpatrick@exp.uk.com

🌐 victoriafitzpatrick.exp.uk.com

📞 07833 136 521

Lightoak Close, Redditch, B97 5NQ

Offers Over £230,000

3 1 1



****PLEASE QUOTE REF: VF0354****This FULLY REFURBISHED and spacious, three bedroom end of terrace home is ideal for first time buyers and is being offered to the market **CHAIN FREE!** Located in the sought after area of Walkwood, Redditch and providing easy access to well regarded schools, supermarkets, public transport and a network of road links

To property is approached via a gated fore garden and porch entrance. Accommodation comprises; entrance hallway with stairs off, downstairs WC, doors to kitchen/diner and lounge. The kitchen/diner is fitted with white, high gloss wall and base units, ample work surfaces, integrated electric oven, gas hob and overhead extractor with space for other kitchen appliances. Stainless steel sink and drainer with mixer tap over, double glazed window to front, tiled flooring, radiator and spotlights to ceiling. Lounge is a light and airy space which is neutrally decorated, radiator and double glazed door and window to rear. The property benefits from a downstairs WC with double glazed window to front, low level WC and corner sink with tiled splashback

Upstairs provides landing with two storage cupboards, one of which houses the combi-boiler and a further storage cupboard over the stairs, double glazed window to side and doors leading to two double bedrooms, good sized single bedroom and fully refurbished family bathroom fitted with low level WC, pedestal wash hand basin and P-shaped bath with power shower with rainfall head over.

Outside the property offers a generous rear garden which has been fully landscaped, with secure fenced boundaries and garden shed. To the front is ample communal parking.

Situated in Walkwood, this property is located close to town centre, offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are accessible.

If you are looking for the completely move in ready home, this could be the one for you! Call now to arrange your viewing quoting the reference VF0354





- QUOTE REFERENCE VF0354
- FULLY REFURBISHED THROUGHOUT
- END OF TERRACE
- THREE BEDROOMS
- KITCHEN DINER
- SPACIOUS LOUNGE
- DOWNSTAIRS WC
- FAMILY BATHROOM
- COMMUNAL PARKING
- COUNCIL TAX BAND B

TOTAL: 87.1 m² (938 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



25/05/2024, 09:29 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
5 Lightface Close REDDITCH B97 2JG	Energy rating	Valid until: 24 January 2025																																
	E	Certificate number: 8808-2947-6529-3028-3953																																
Property type	end-terrace house																																	
Total floor area	104 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions .																																		
https://www.gov.uk/guidance/landlords-privately-rented-properties-minimum-energy-efficiency-standards-guidance																																		
Energy rating and score																																		
This property's energy rating is E. It has the potential to be B.																																		
See how to improve this property's energy efficiency.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>80+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>69-79</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>45-54</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>35-44</td> <td>E</td> <td>83.8</td> <td></td> </tr> <tr> <td>21-34</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	80+	A			69-79	B			55-68	C			45-54	D			35-44	E	83.8		21-34	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
Score	Energy rating	Current	Potential																															
80+	A																																	
69-79	B																																	
55-68	C																																	
45-54	D																																	
35-44	E	83.8																																
21-34	F																																	
1-20	G																																	

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/8808-2947-6529-3028-3953/print>

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.
Registered company number is 12016573. VAT Registration Number is 327 4120 29