



**33 MICHAELWOOD CLOSE, REDDITCH, B97 5YB**  
**OFFERS OVER £160,000**



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ON OFFER WITH NO ONWARD CHAIN is this gallery style Bungalow, set in the sought after area of Webheath and offers; an entrance porch, open plan lounge with fitted kitchen area off, ground floor bathroom and a double bedroom with built in cupboard to the first floor To the outside there is a small garden to the front of the property with parking to the side. This property must be viewed to appreciate all it has to offer, so please contact the office to book your appointment!!

EPC - C  
Council Tax Band - B  
Tenure - Freehold (subject to solicitor confirmation)

### Approach

### Kitchen

20'11" max x 15'1" max (6.40 max x 4.60 max )

With an array of base and wall units with door leading into the ground floor bathroom

### Living Room

20'11" max x 15'1" max (6.40 max x 4.60 max)

Open plan living room which could serve as a multipurpose room for dining also.

### Ground floor bathroom

7'4" max x 5'6" max (2.24 max x 1.70 max )

With basin, WC and shower over bath

### Galley Bedroom

13'9" max x 11'9" max (4.20 max x 3.60 max )

Double bedroom with Galley aspect over looking the living area with built in storage

### Parking

There is a parking space to the side of the property.

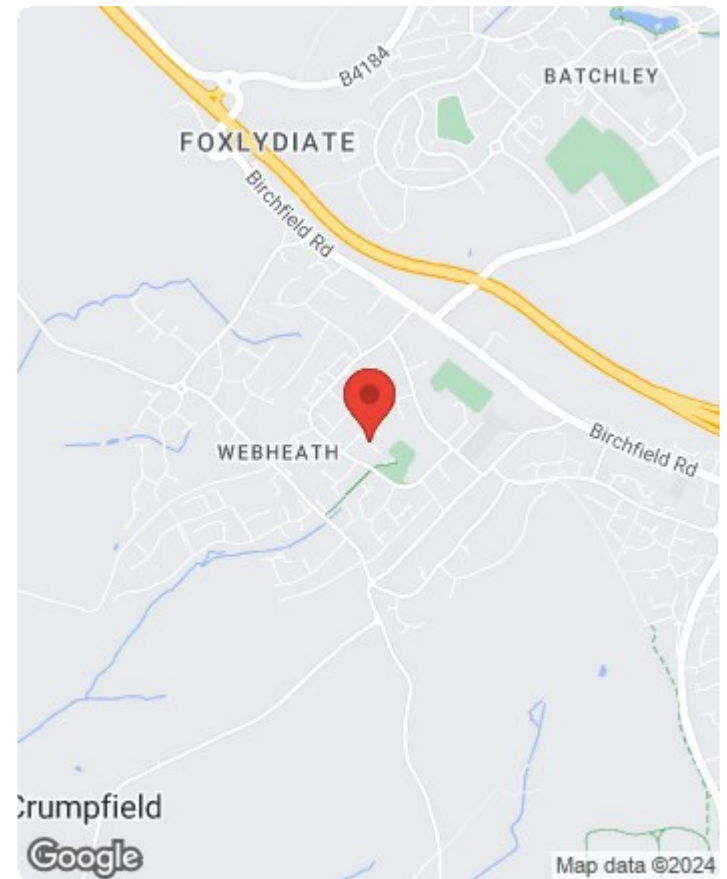




**Ground Floor**



**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) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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