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**5 WOODSIDE AVENUE, REDDITCH, B97 4ND**  
**OFFERS OVER £190,000**

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## 5 WOODSIDE AVENUE, REDDITCH, B97 4ND

ON OFFER WITH NO ONWARD CHAIN & SET OVER THREE FLOORS!!! This three bedroom, mid terrace property set in the popular area of Webheath. The ground floor offers a lounge/diner with fireplace feature, kitchen and a rear porch. To the first floor are two double bedrooms, one with sliding wardrobes and a family bathroom which does require modernising. To the second floor is a further bedroom and some eaves storage. To the rear is a long rear garden. Viewing is advised to appreciate the over all condition and size of the property. Floorplan to follow.

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

### Approach

### Kitchen

9'10" max x 7'10" max (3.00 max x 2.40 max )

With an array of base and wall units and dual window aspect

### Lounge/Diner

24'4" max x 11'9" (7.44 max x 3.60 )

Lounge diner with fireplace feature, understairs storage and access to the rear porch/garden

### Bedroom One

12'5" max x 11'9" max (3.80 max x 3.60 max )

With built in storage

### Bedroom Two

13'1" max x 9'10" max (4.00 max x 3.00 max )

Set on the second floor with some eaves storage

### Bedroom Three

11'1" max x 7'2" max (3.40 max x 2.20 max )

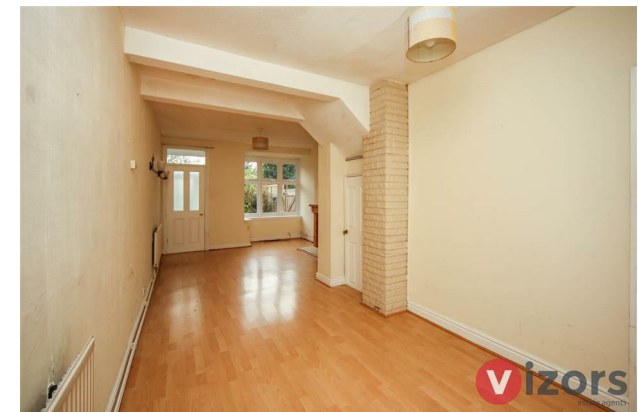
### Bathroom

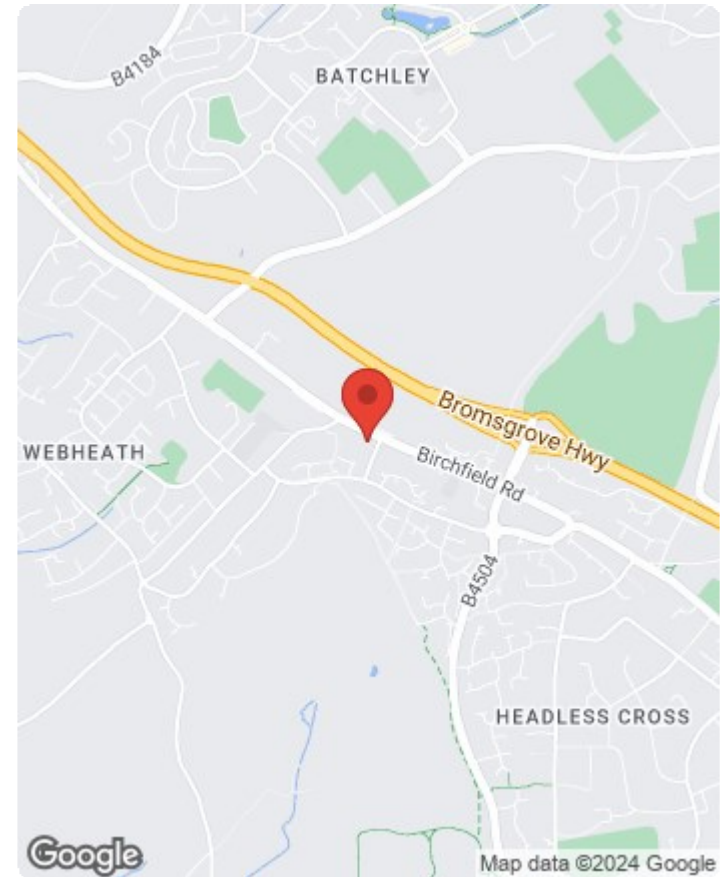
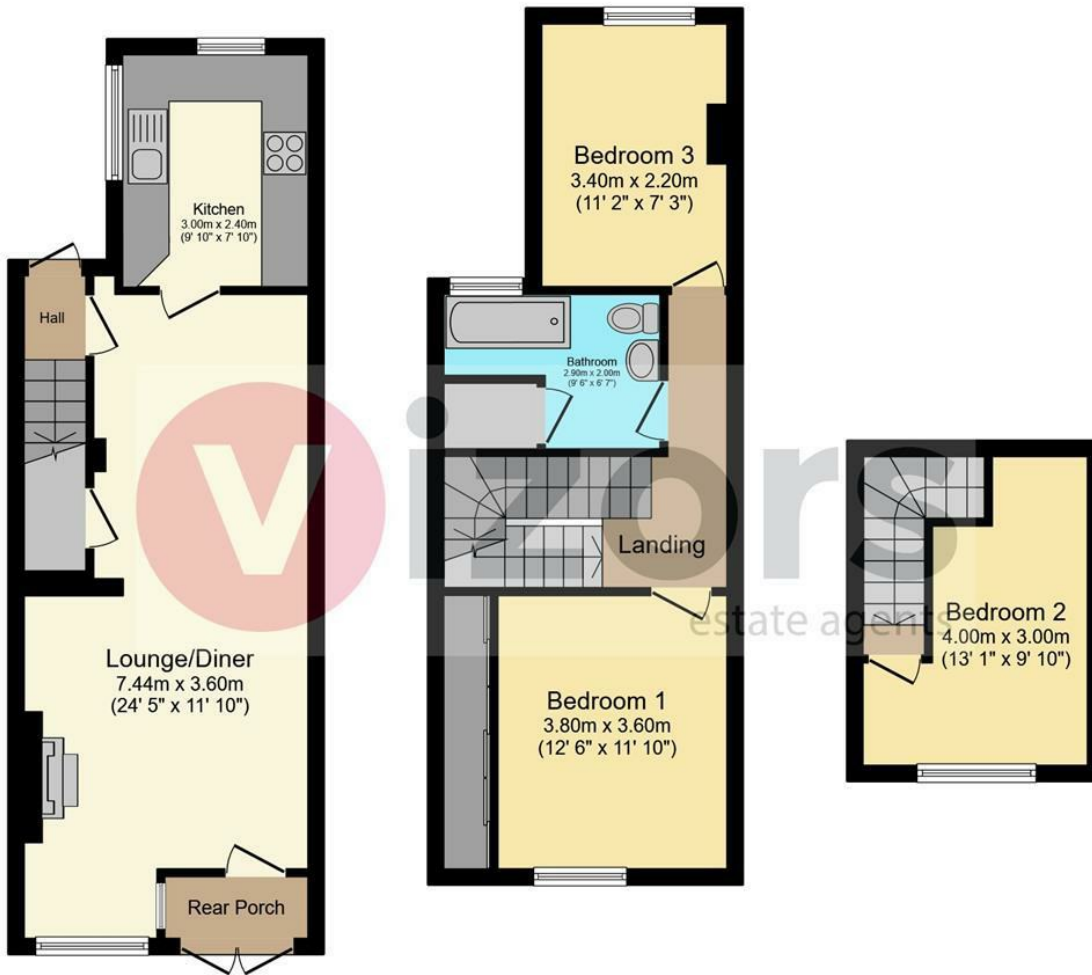
9'6" max x 6'6" max (2.90 max x 2.00 max )

With basin, WC and shower over bath

### Garden

A lengthy rear garden with patio area and lawn





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			88
(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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