



17 BLAKEMERE CLOSE, REDDITCH, B98 0LY

OFFERS OVER £250,000

WITH GARAGE & PARKING TO THE REAR!! Set in the popular area of Winyates East is this three bedroom, semi detached home which has been improved and modernised by its current owners. The ground floor of the property offers an entrance hall, lounge/diner leading into the recently refurbished kitchen and also a conservatory/sunroom to the rear. On the first floor are two good size double bedrooms, a smaller third bedroom and a modern shower room. To the rear of the property is an enclosed rear garden with an access door into the garage from the garden. There is also a gate providing vehicular access to park a car securely in the rear garden. This property must be seen to appreciate all it has to offer.

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

Front

Kitchen

11'1" max x 7'10" max (3.40 max x 2.40 max)



Lounge Diner

24'6" max x 12'5" max (7.49 max x 3.80 max)



Bedroom One

14'3" max x 8'6" max (4.35 max x 2.60 max)



Bedroom Two

11'6" max x 9'10" max (3.51 max x 3.01 max)



Bedroom Three

8'10" max x 6'10" max (2.70 max x 2.10 max)



Vizors Estate Agents Ltd

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Shower Room

7'6" max x 5'6" max (2.29 max x 1.70 max)



Garage



Garden

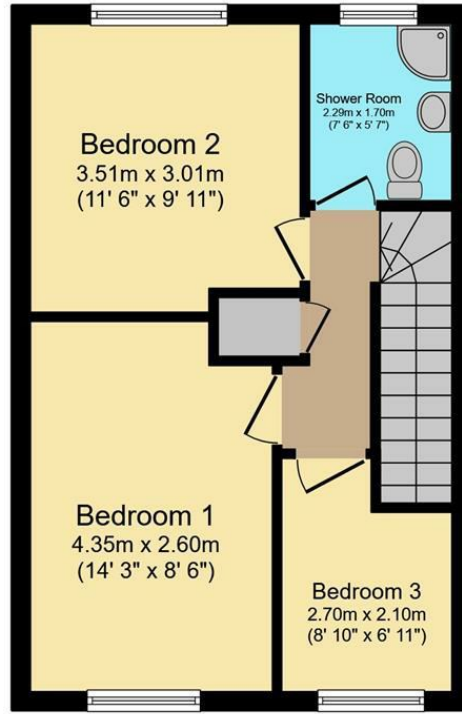
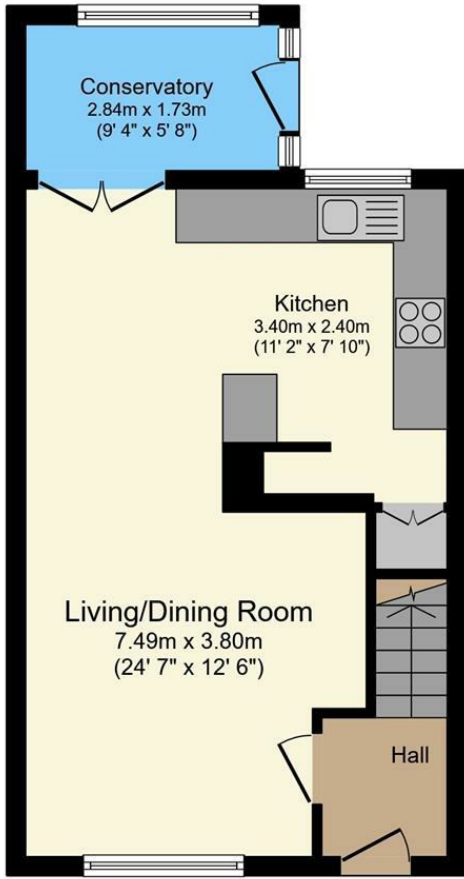


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Ground Floor

First Floor

Total floor area 75.1 m² (809 sq.ft.) approx

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		93	95
(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			
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