

64 GREENLANDS AVENUE, REDDITCH, B98 7PZ

OFFERS OVER £260,000

AN EXTENDED THREE BEDROOM SEMI DETACHED HOME SET IN THIS POPULAR DISTRICT ON A CORNER PLOT WITH OFF ROAD PARKING, GARAGE & A SWIMMING POOL IN THE REAR GARDEN.

This deceptively spacious property must be viewed to appreciate all it has to offer. Set on a corner plot, side on to the road the property is approached via pathway or via a stepped pathway leading to the front door. Once inside the property, the ground floor offers an entrance hall, living room, kitchen, dining room (extension), utility room and guest WC, to the first floor is a landing area leading to three good bedrooms and a family bathroom.

The outside of this property has so much to offer due to its a corner plot, within the rear garden is a patio and lawned area along with a decked area with a heated pool, a hobby room, along with double gate access to the tarmac driveway and garage.

CALL THE OFFICE TO BOOK YOUR VIEWING - 01527 584533!!

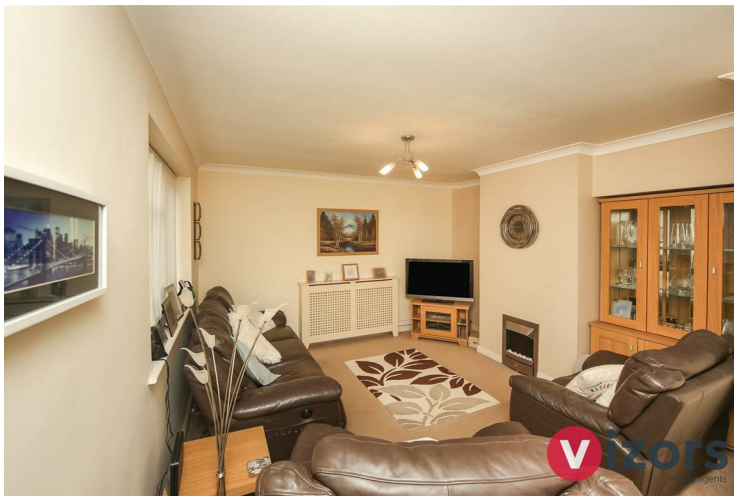
EPC - D
Council Tax Band - B
Tenure - Freehold (subject to solicitor confirmation)

Approach



Living Room

17'8" max x 13'1" max (5.40 max x 4.00 max)



With fireplace feature and dual window aspect

Kitchen

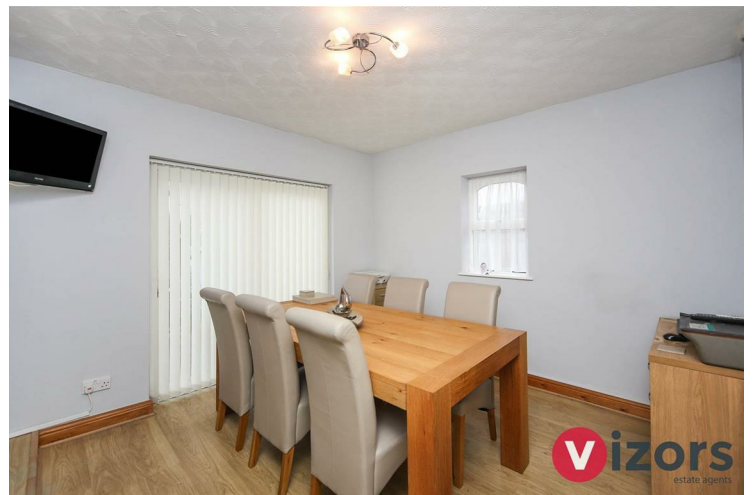
11'9" max x 9'10" max (3.60 max x 3.00 max)



With an array of base and wall units and giving access to the dining room and utility room

Dining Room

11'9" max x 11'1" max (3.60 max x 3.40 max)



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Hyde House, 52 Bromsgrove Road
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Utility Room

14'2" max x 5'6" max (4.33 max x 1.70 max)



With an array of base and wall units, space for appliances.

Guest WC

With WC

Bedroom One

14'5" max x 12'1" max (4.40 max x 3.70 max)



Bedroom Two

11'3" max x 9'10" max (3.43 max x 3.00 max)



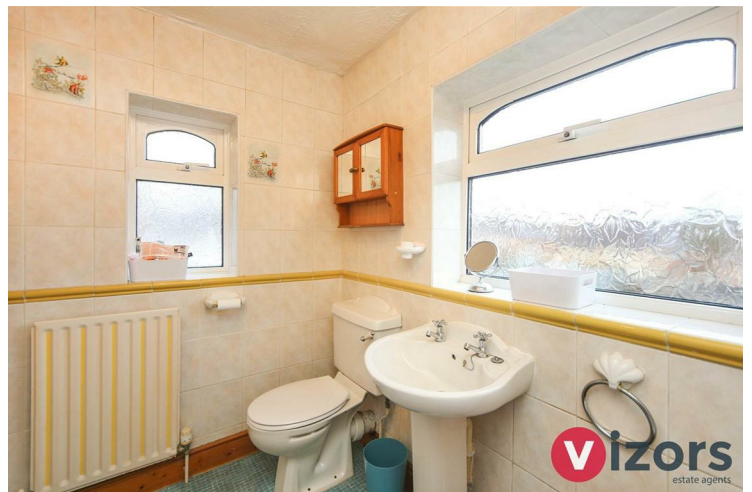
Bedroom Three

8'10" max x 7'10" max (2.70 max x 2.40 max)



Bathroom

6'6" max x 5'10" max (2.00 max x 1.80 max)



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With corner bath, basin & WC

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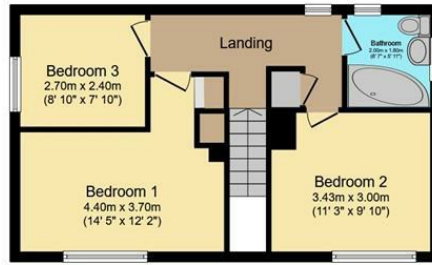
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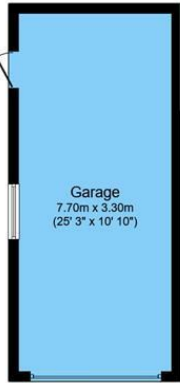




Ground Floor



First Floor



Garage



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 | | 80 |
| (69-80) C | 65 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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 | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |

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