



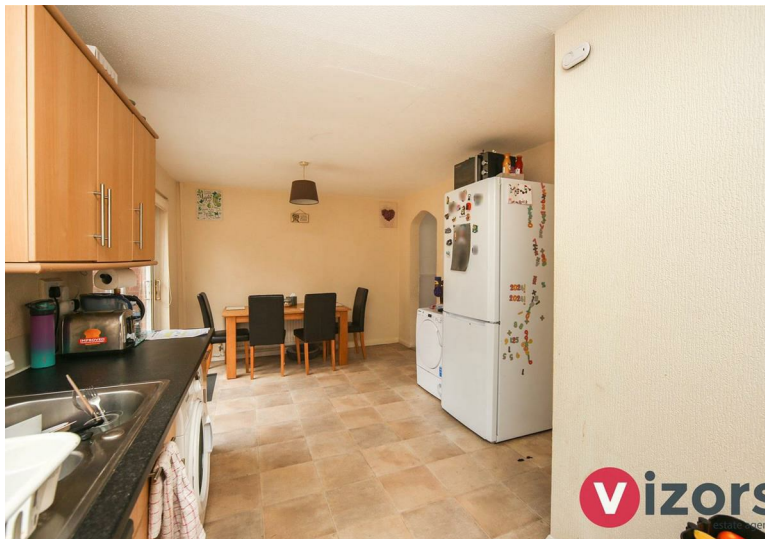
48 HERONFIELD GLOSE, REDDITCH, B98 8QN
ASKING PRICE £165,000

ON OFFER WITH NO ONWARD CHAIN - This three bedroom mid-terrace property is set in the popular district of Church Hill South and comprises; Entrance hallway, kitchen diner, living room, guest WC, three good bedrooms, family bathroom and garden to the rear. Viewing is advised.

EPC Rating- C.

Council Tax Band- B

Tenure- Freehold (awaiting solicitors confirmation)



Approach
Main front entrance is via door into;



Entrance Hall
With stairs off to the first floor, leads off to kitchen diner and guest WC, and two cupboards.

Guest WC
With low level WC and wash basin.

Kitchen Diner
19'8" max x 10'5" max (6.00m max x 3.20m max)
With doors out to the rear garden, leads into;

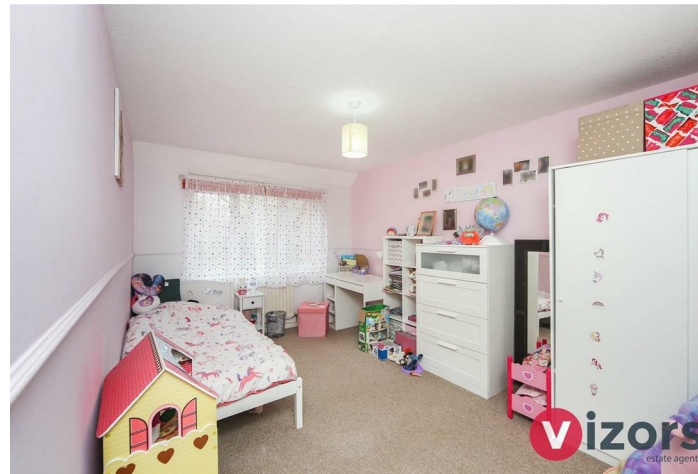


Living Room
17'0" max x 10'5" max (5.20m max x 3.20m max)



Landing
With door to airing cupboard, doors off to;

Bedroom 1
14'9" max x 13'1" max (4.52m max x 4.00m max)
Door to built in wardrobe/cupboard.



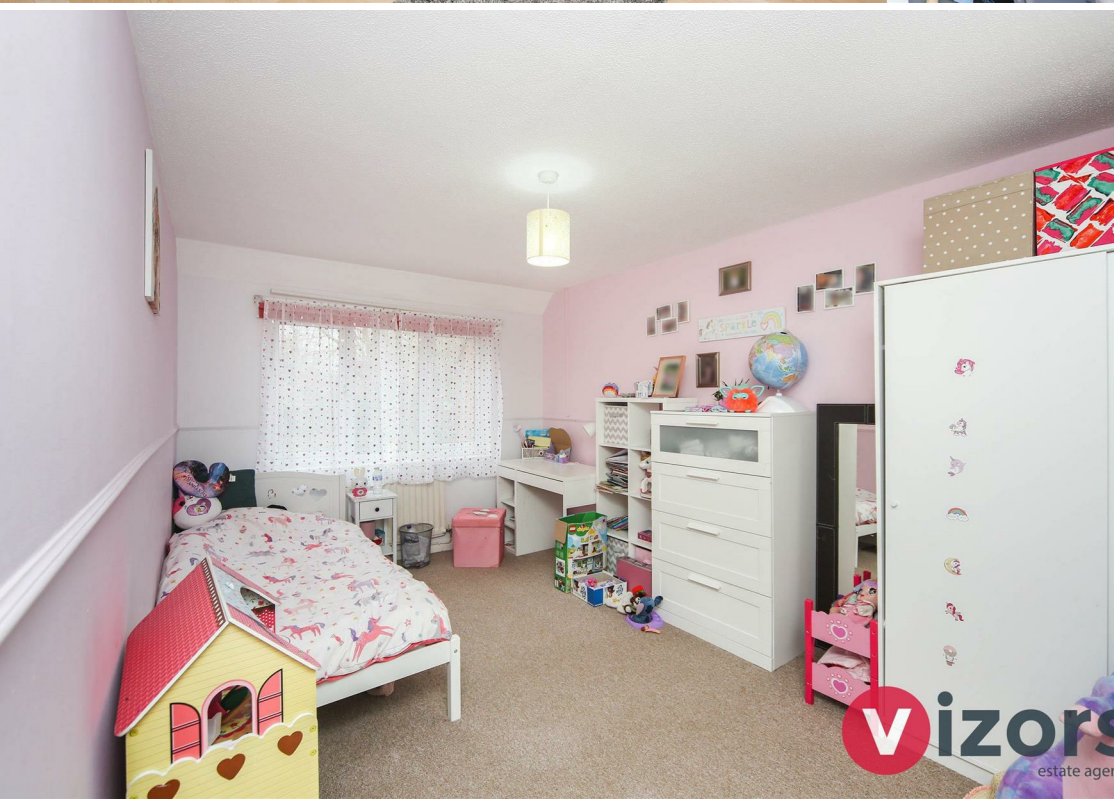
Bedroom 2
13'1" max x 12'5" max (4.00m max x 3.80m max)
With doors to built in wardrobe/cupboard.



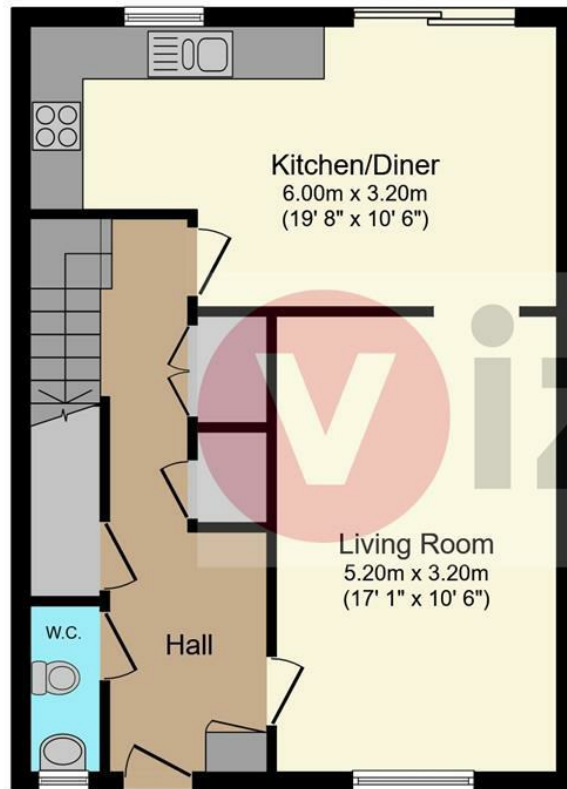
Bedroom 3
11'4" max x 9'10" max (3.46m max x 3.00m max)



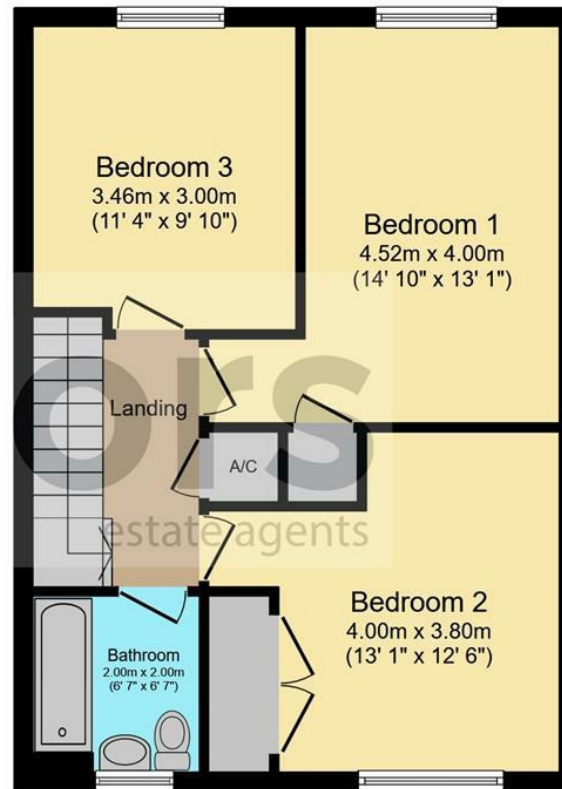
Bathroom
6'6" max x 6'6" max (2.00m max x 2.00m max)



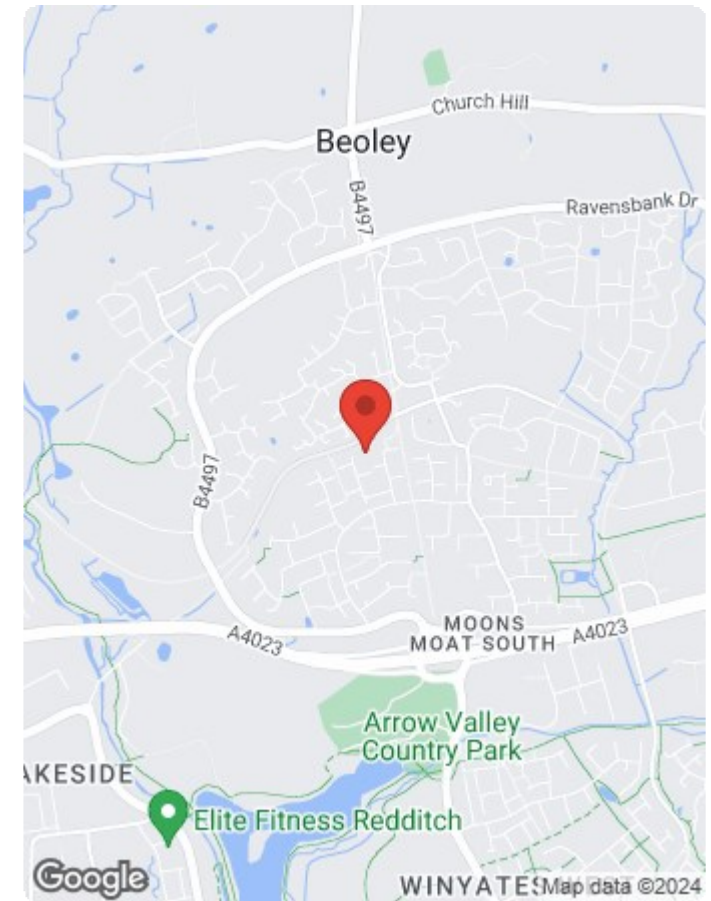




Ground Floor



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			86
(81-91) B		70	
(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			86
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Vizor Estate Agents Ltd
Company No. 7848499



Hyde House, 52 Bromsgrove Road, Redditch, B97 4RJ

Tel: **01527 584 533**

www.vizorestates.com