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20 JAYS CLOSE, REDDITCH, B98 0SF
OFFERS OVER £350,000

Located in the highly regarded district of Winyates Green and positioned on a pleasant corner plot. This FOUR bedroom detached property comprises; entrance hall with guest WC off, living room with double glazed patio doors leading out to the rear garden, separate dining room, fitted kitchen, four bedrooms, bathroom, impressive garden to the rear, ample driveway and detached garage. Viewing is advised.

Council Tax Band- D

Tenure- Freehold (Subject to confirmation from Solicitor)

EPC Rating- C



Approach

The property is approached via the block paved driveway leading to both the front door and the detached garage.



Hallway

Through the front door is the entrance hallway which has access to the living room, guest WC and stairs to the first floor landing.

Living Room

15'6" max x 13'1" max (4.74 max x 4.00 max)

A large living room with fire place feature, double glazed doors out to the rear garden and double doors into the dining room



Dining Room

13'1" max x 8'10" max (4.00 max x 2.70 max)

Accessed via double doors from the lounge, with under stairs storage cupboard and door into the Kitchen



Kitchen

12'1" max x 9'3" max (3.70 max x 2.84 max)

With an array of base and wall units and integrated dishwasher and fridge freezer along with a side access door.



Guest WC

With basin & WC



Landing

Providing access to all four bedrooms and the family bathroom along with airing cupboard that houses the boiler

Bedroom One

13'1" max x 10'8" max (4.00 max x 3.26 max)

With built in sliding door wardrobes



Bedroom Two

9'10" max x 9'5" max (3.00 max x 2.88 max)

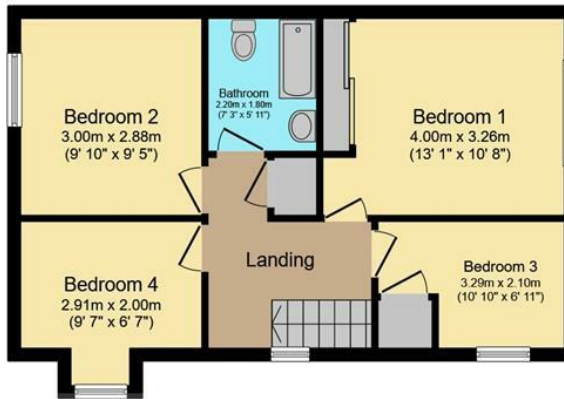
A further double bedroom



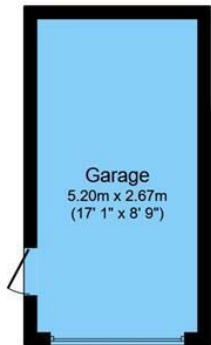




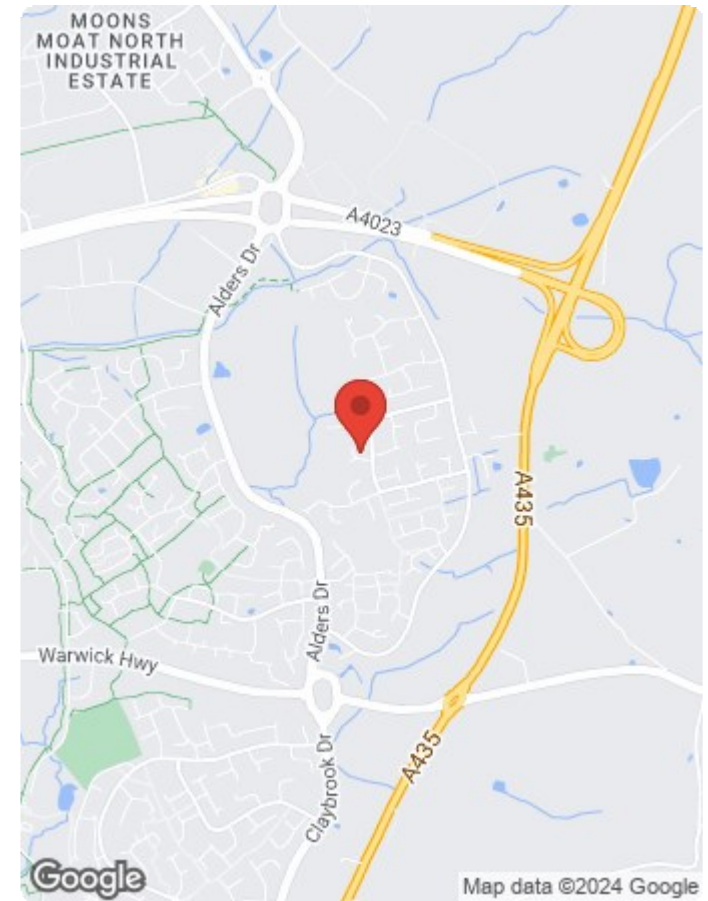
Ground Floor



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			83
(81-91) B			
(69-80) C			
(55-68) D			69
(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			
(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	



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