



24 PAXFORD CLOSE, REDDITCH, B98 8RH  
ASKING PRICE £325,000

## 24 PAXFORD CLOSE, REDDITCH, B98 8RH

An immaculate, extended, three bedroom, detached home in the popular district of Church Hill North, set in the corner of the cul-de-sac with ample living space throughout.

Approached via a block paved driveway, the ground floor offers an entrance porch, hallway, open plan lounge/kitchen diner, a small snug area and guest WC. To the first floor is the landing, two large bedrooms both with some fitted wardrobe space, a smaller third bedroom and a modern bathroom. The property has been well maintained by its current owner and benefits from new carpets throughout. To the rear is an enclosed, slabbed rear garden with raised planting bed and a summer house. The property is located close to local schools, convenience stores, bus routes and has easy access to the M40 & M42 Motorway.

### Approach

The property is approached via a block paved driveway leading to the front porch, side door and garage

### Open Plan Kitchen/Dining/Living Space

33'2" max x 16'4" (10.13 max x 5.00)

Open plan, kitchen, dining, living space with bay window in the lounge, a snug to the rear of the dining room and understairs storage space which is currently used as a home office

### Bathroom

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

With basin, WC and shower over bath.

### Snug

Part of a small extension to the rear of the property to make a snug space and door into the guest WC along with doors leading out to the rear garden

### Guest WC

With basin, WC and radiator

### Bedroom One

11'9" max x 8'10" max (3.60 max x 2.70 max )

A good size double bedroom with sliding door built in wardrobe

### Bedroom Two

10'5" max x 9'6" max (3.20 max x 2.91 max)

A further double bedroom with storage cupboard

### Bedroom Three

7'5" max x 6'6" max (2.27 max x 2.00 max )

A smaller third bedroom, currently used as a dressing room

### Garage

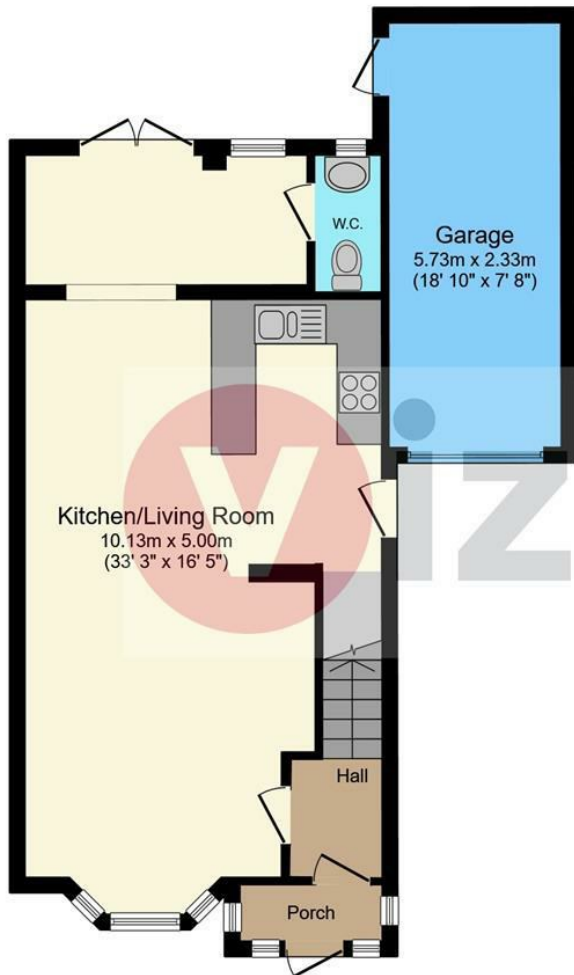
18'9" max x 7'7" max (5.73 max x 2.33 max )

With up and over door and access door into the rear garden

### Garden

A pleasant, enclosed rear garden with raised beds, slabbed area and summer house



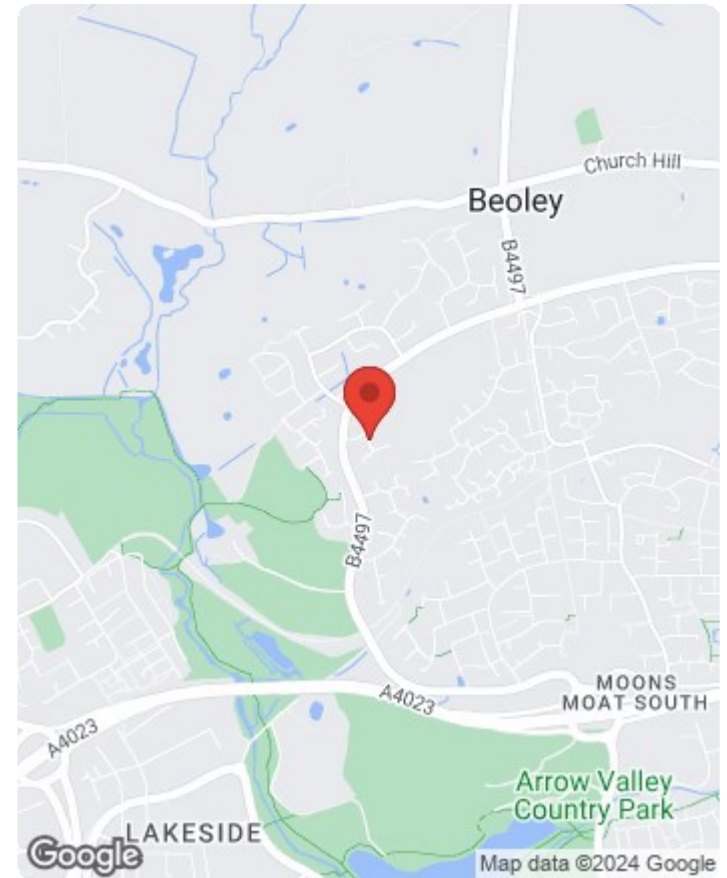


**Ground Floor**



**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			84
(81-91) B			
(69-80) C		69	
(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	



Vizor Estate Agents Ltd  
Company No. 7848499



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

Tel: 01527 584 533 [www.vizorestates.com](http://www.vizorestates.com)

