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46 HOLLYBERRY CLOSE, REDDITCH, B98 0QT
OFFERS OVER £310,000

Set in the incredibly sought after area of Winyates Green sits this immaculate, three bedroom, linked detached home on a large corner plot and offers modern accommodation throughout.

The property is approached via a block paved driveway leading to the front door and Garage. The ground floor of the property offers: entrance hallway, under stairs storage cupboard, living room, beautiful kitchen diner with some integrated appliances and a conservatory spanning the width of the house. To the first floor is the landing which leads to bedroom one which is a good size and has a built in storage cupboard, bedroom two is also a double with further storage and bedroom three is a single, there is also a modern shower room with vanity furniture.

To the front of the property is the driveway and large lawned area and at the rear is an enclosed garden with patio area, laid to lawn with shrubs, trees and bushes along with side access.

EPC

Council Tax - D

Tenure - Freehold (subject to completion)



Approach

The property sits on a corner plot in a cul-de-sac and has a block paved driveway leading to the front door and garage



Kitchen Diner

16'4" max x 15'1" max (5.00 max x 4.60 max)

Beautiful Kitchen Diner with base & wall units, some integrated appliances, stairs to first floor landing, and doors into the conservatory.



Living Room

16'4" max x 11'2" max (5.00 max x 3.42 max)

With a bow window and fire place feature



Conservatory

16'4" max x 6'6" max (5.00 max x 2.00 max)

With access door into garage and doors opening out onto the garden



Bedroom One

12'1" max x 10'5" max (3.70 max x 3.20 max)

A good size double bedroom with built in storage



Bedroom Two

10'4" max x 9'10" max (3.15 max x 3.00 max)

A further double bedroom with built in cupboard



Bedroom Three

8'6" max x 6'6" max (2.60 max x 2.00 max)

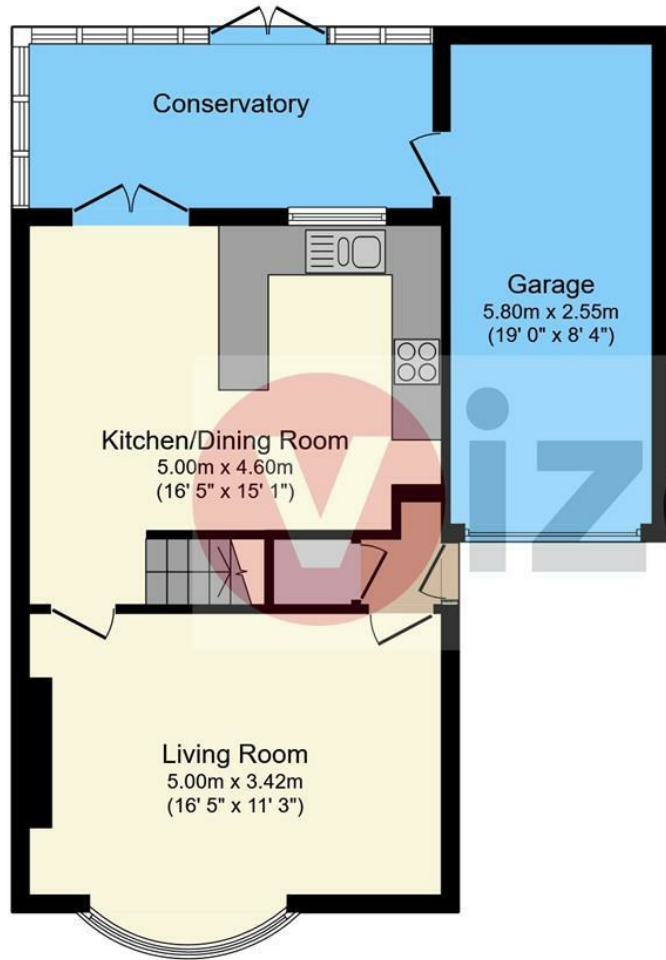
Shower Room

8'2" max x 5'10" max (2.50 max x 1.80 max)

With large shower enclosure, vanity unit with basin & WC and heated towel radiator.





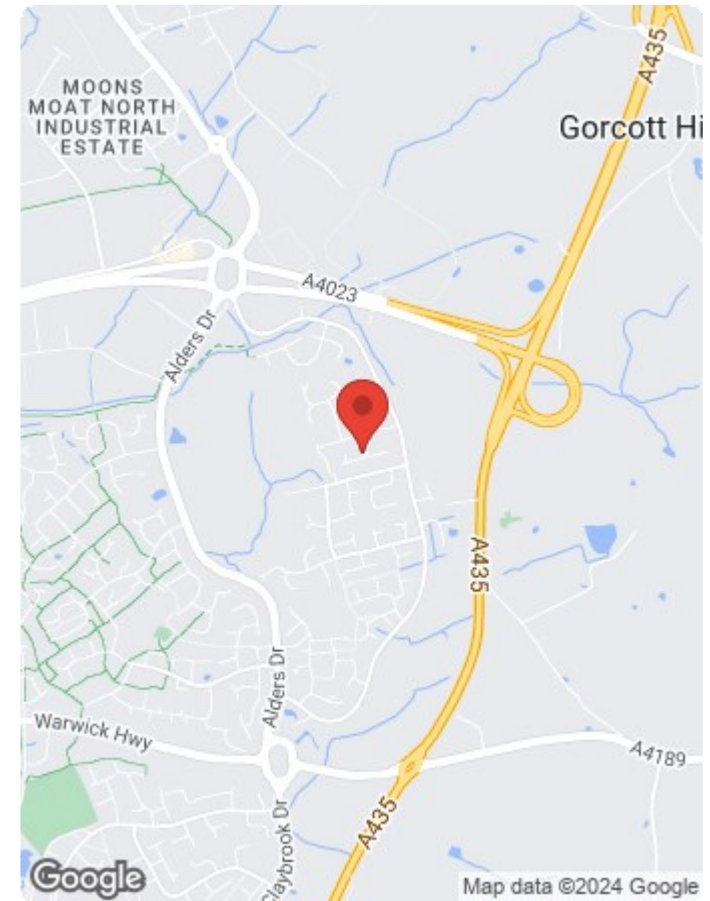


Ground Floor



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			
(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			
(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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