



86 HOLLYBERRY CLOSE, REDDITCH, B98 0QU
ASKING PRICE £290,000

A fantastic opportunity to purchase a three bedroom, linked detached home set in the sought after district of Winyates Green that offers ample living accommodation throughout.

Approached via a driveway and lawned area if the front door where on the ground floor you'll find an entrance hallway, living room to the front, dining room to the rear with conservatory off and finally a kitchen with access door into the garage. To the first floor is bedroom one with built in sliding door storage, a second double bedroom with some storage space and a further smaller third bedroom along with a pleasant family bathroom. The rear garden offers an patio area and laid to lawn with the outer edges having mature shrubs, trees and bushes.

EPC - E

Council Tax - D

Tenure - Freehold (subject to solicitor confirmation)



Approach

The property is approached via a driveway and lawned area leading to the front door and Garage



Living Room

16'4" max x 13'1" max (5.00 max x 4.00 max)

A good size living room with bow window and door into the dining room



Dining Room

11'1" max x 9'7" max (3.40 max x 2.94 max)

A spacious dining room leading into the conservatory



Kitchen

11'5" max x 8'0" max (3.50 max x 2.44 max)

With an array of base and wall units, window over looking the garden and internal access door into the Garage



Conservatory

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

Conservatory with doors out to the rear garden



Bedroom One

11'10" max x 9'4" max (3.61 max x 2.85 max)

A spacious double bedroom with built in sliding door storage.



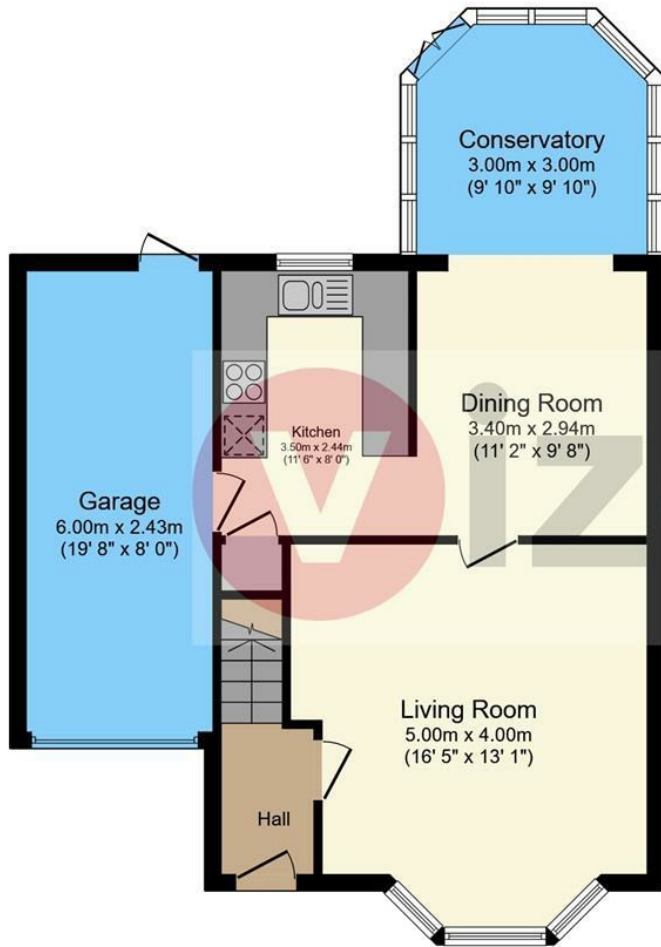
Bedroom Two

10'5" max x 9'10" max (3.20 max x 3.00 max)

A further double bedroom with a storage cupboard



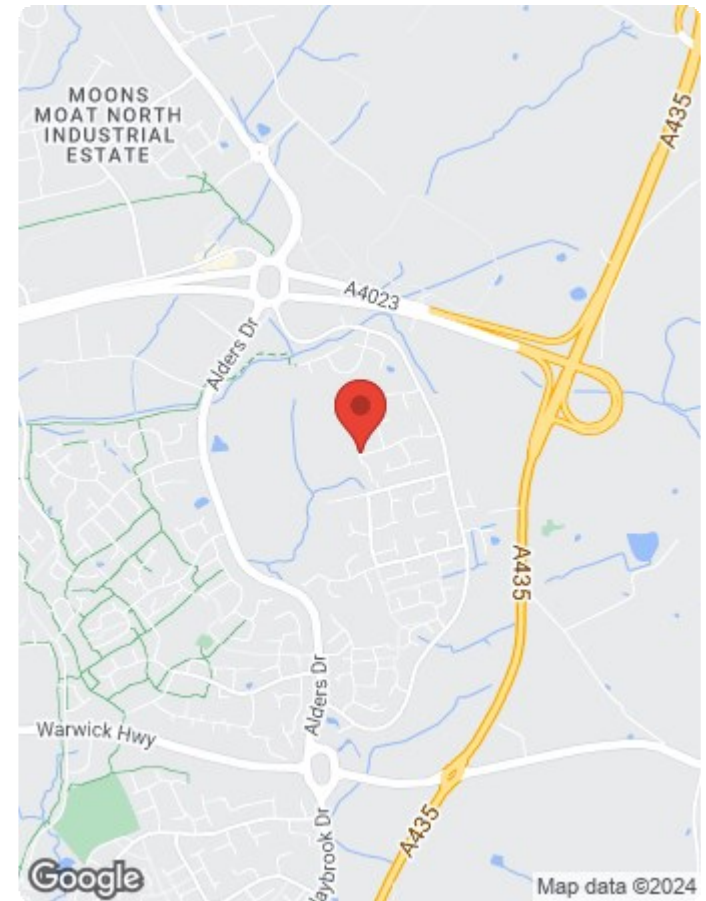




Ground Floor



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			78
(55-68) D			
(39-54) E			50
(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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