



**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).

Please read the following; The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.



### 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.



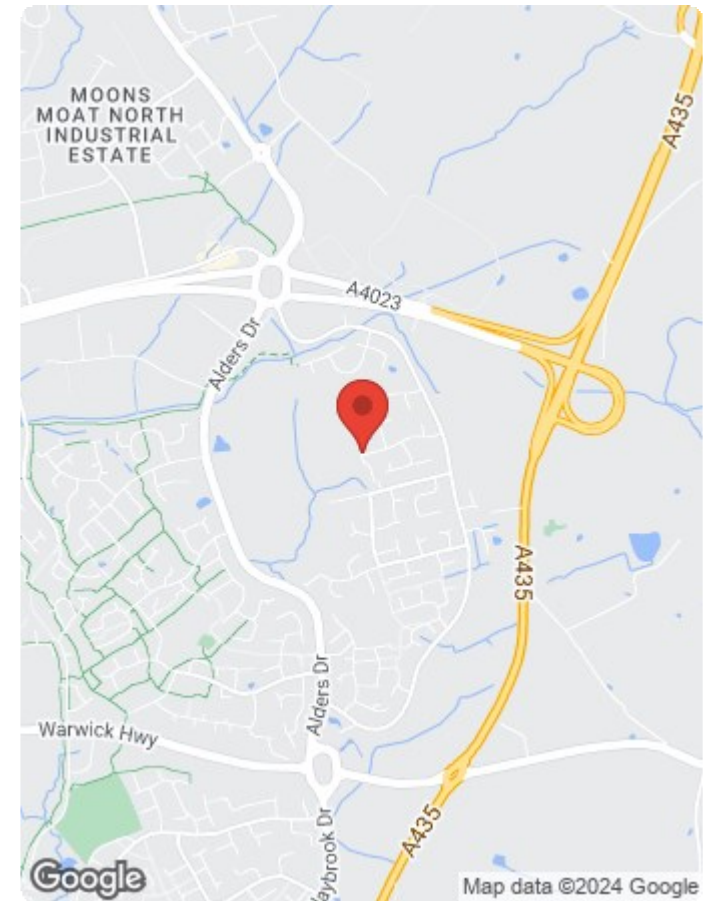
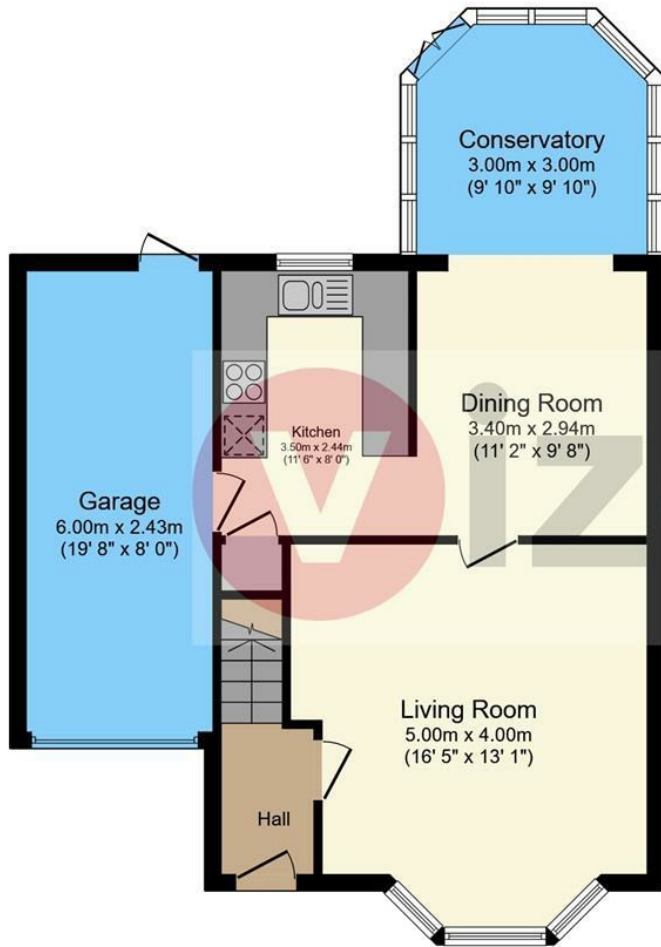
### Bedroom Two

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

A further double bedroom with a storage cupboard







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 <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	

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



Vizor Estate Agents Ltd  
Company No. 7848499



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

Tel: 01527 584 533

www.vizorestates.com