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72 FORGE MILL ROAD, REDDITCH, B98 8HQ
ASKING PRICE £259,950

ON OFFER WITH NO ONWARD CHAIN - Set in the very popular district of Riverside, in this convenient location, close to the Forge Mill Museum & Abbey Meadows. This impressive three bedroom semi detached home has been extended, offers generous accommodation and requires modernising.

The property offers; hallway, living room with doors opening to the dining room, kitchen and guest WC. To the first floor is landing is a double bedroom with built in storage, a further double and a smaller third single bedroom and a shower room. There is a driveway to the front with off road parking, storage garage and extensive rear garden which must be seen to appreciate to over all size.

EPC rating- D

Council Tax Band- C

Tenure- Freehold (awaiting solicitor confirmation)



Approach

The property is approached via a driveway and front garden leading to the porch door & garage door



Kitchen

13'1" max x 8'0" max (4.00 max x 2.46 max)
With an array of base and wall units



Bedroom One

13'1" max x 11'1" max (4.00 max x 3.40 max)
A large double bedroom with bay window and built in wardrobes

Hallway

With stairs to the first floor landing, door into the living room, guest WC and under stairs storage cupboard

Living Room

18'8" max x 10'11" max (5.70 max x 3.33 max)
With fire place feature, bay window and double doors leading into the dining room



Guest WC

With basin, WC and door out to the garden

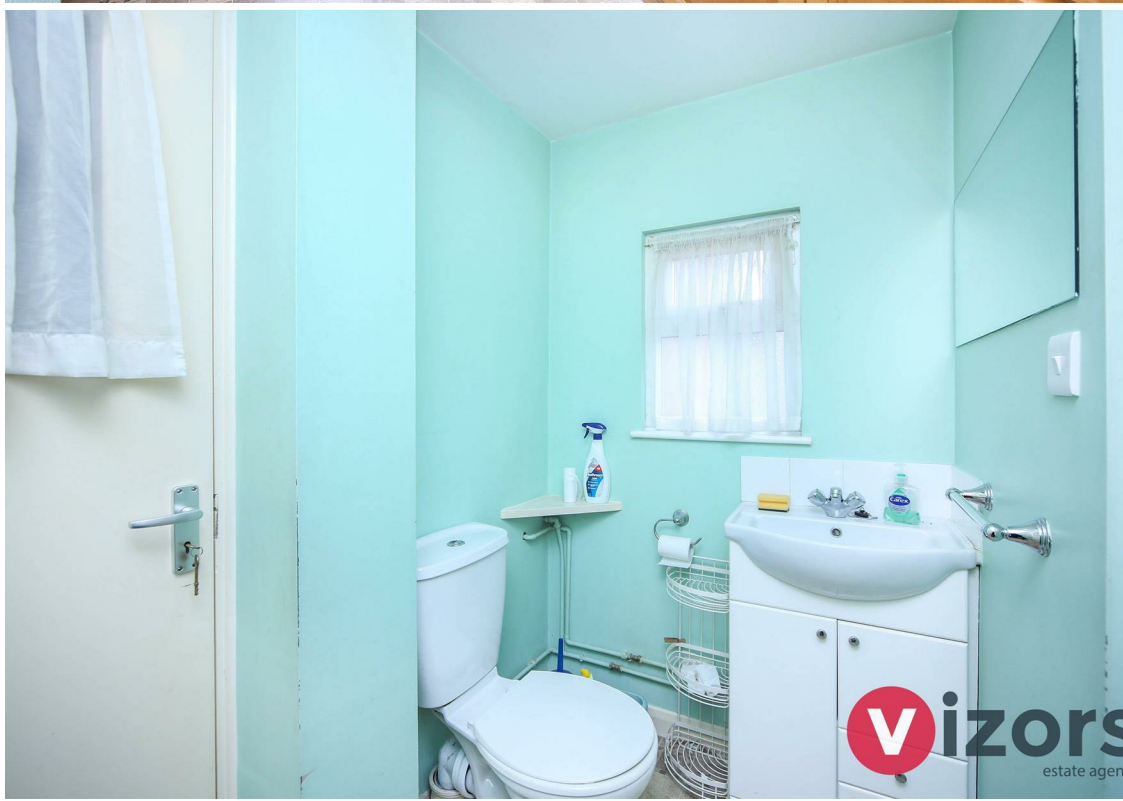


Bedroom Two

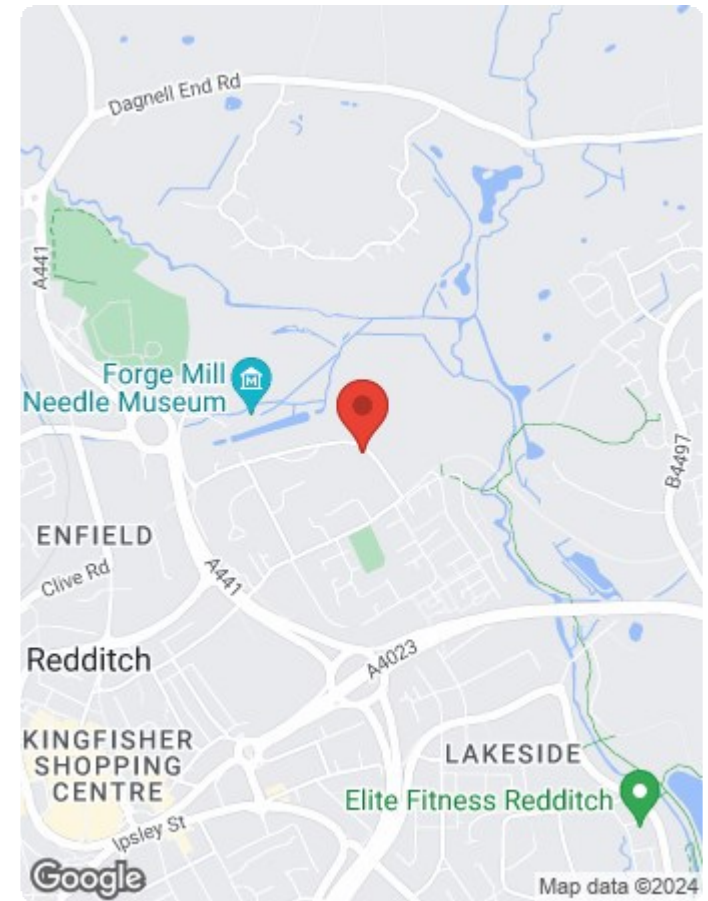
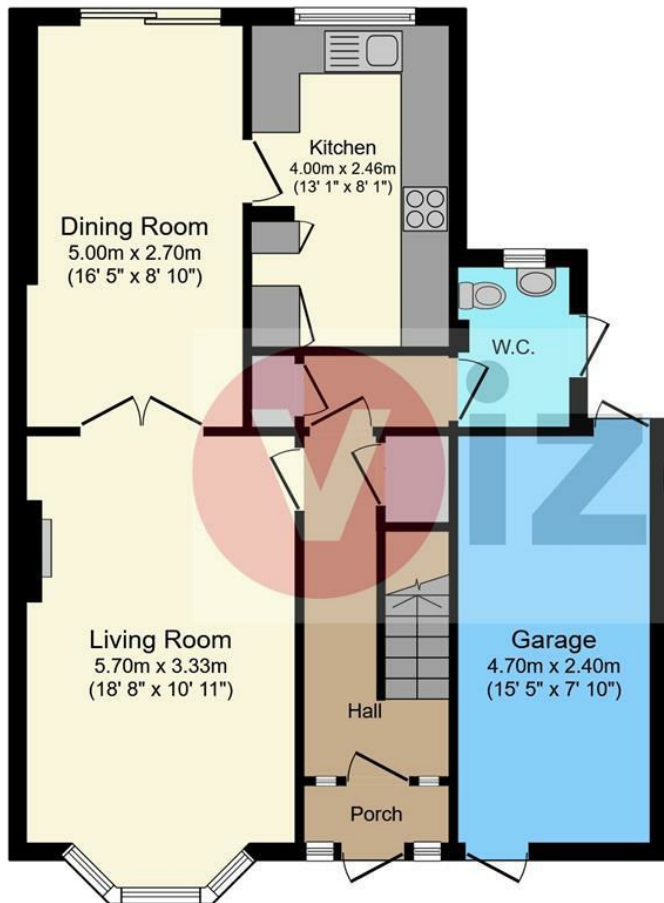
11'1" max x 9'10" max (3.40 max x 3.00 max)

Dining Room

16'4" max x 8'10" max (5.00 max x 2.70 max)
Accessed from the living room, with door into the kitchen and sliding doors out to the rear garden







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	79

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	

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



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