



19 APPLETREE LANE, REDDITCH, B97 6SE
OFFERS IN THE REGION OF £250,000

ON OFFER WITH NO ONWARD CHAIN!!! This three bedroom, linked detached home sits in the popular area of Brockhill and could be ideal for a growing family or first time buyers wanting to put their stamp on it!

The ground floor of the property offers an entrance hallway with stairs to the first floor, living room, kitchen diner at the rear, with under stairs storage cupboard, conservatory with doors leading to the rear garden and guest WC. To the first floor is a principal bedroom with built in wardrobes and ensuite shower room, a further double bedroom and a single bedroom along with the family bathroom. The property is spacious throughout and does require modernising but could offer a fantastic opportunity to a buyer.

Outside: The front of the property has a driveway leading to garage along with a stoned area and at the rear is a pleasant garden with patio area and laid to lawn.

EPC - TBC

Council Tax Band - D

Tenure - Freehold (subject to solicitor confirmation)



Approach

The property is approached via a driveway leading to the front and garage doors, along with a stoned area to the right hand side.



Living Room

15'1" max x 11'2" max (4.60 max x 3.42 max)

With window overlooking the front aspect and door into the Kitchen diner



Kitchen Diner

15'1" max x 9'10" max (4.60 max x 3.00 max)

With an array of base and wall units, space for appliances, understairs storage cupboard and sliding patio doors leading to the Conservatory.



Conservatory

With door leading out to the rear garden



Guest WC

With basin and WC.



Bedroom One

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

Principal bedroom with built in wardrobes and door into the en-suite shower room



Ensuite

6'6" max 5'2" max (2.00 max 1.60 max)

With basin, WC and shower enclosure







Ground Floor



First Floor



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	

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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