



13 PAXFORD CLOSE, REDDITCH, B98 8RH
OFFERS OVER £260,000

ON OFFER WITH NO ONWARD CHAIN is this two bedroom, link detached BUNGALOW set tucked away within a cul-de-sac in the sought after area of Church Hill North.

Approached via a service road the property offers entrance hallway, kitchen with side door access, lounge over looking the front aspect, a good size first bedroom with built in storage, a second bedroom which could be used as a dining room and a modernised shower room. To the rear of the property is a pleasant garden with many shrubs, tree's, bushes, plants and borders. At the side of the property is a driveway and garage with up and over door along with rear access door into the garden.

EPC - D
Council Tax Band - C
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 small service road leading to the three bungalows tucked away in the corner. (13 is the middle one)



Front

With driveway to the front



Kitchen

10'2" max x 7'6" max (3.10 max x 2.30 max)

With base and wall units, space for appliances and side access door



Living Room

16'4" max x 10'5" max (5.00 max x 3.20 max)

With fireplace feature and window over looking the front



Bedroom One

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

A double bedroom with built in wardrobes



Dining Room/Bed 2

10'9" max x 9'2" max (3.30 max x 2.80 max)

A multipurpose room used as either a second bedroom or a dining room with sliding doors out to the rear garden



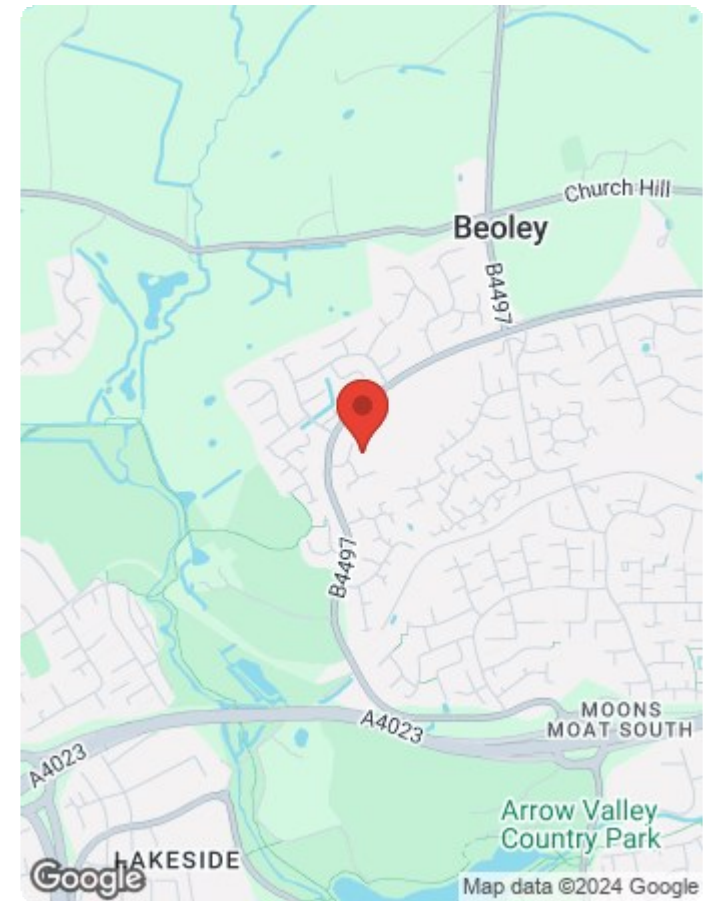
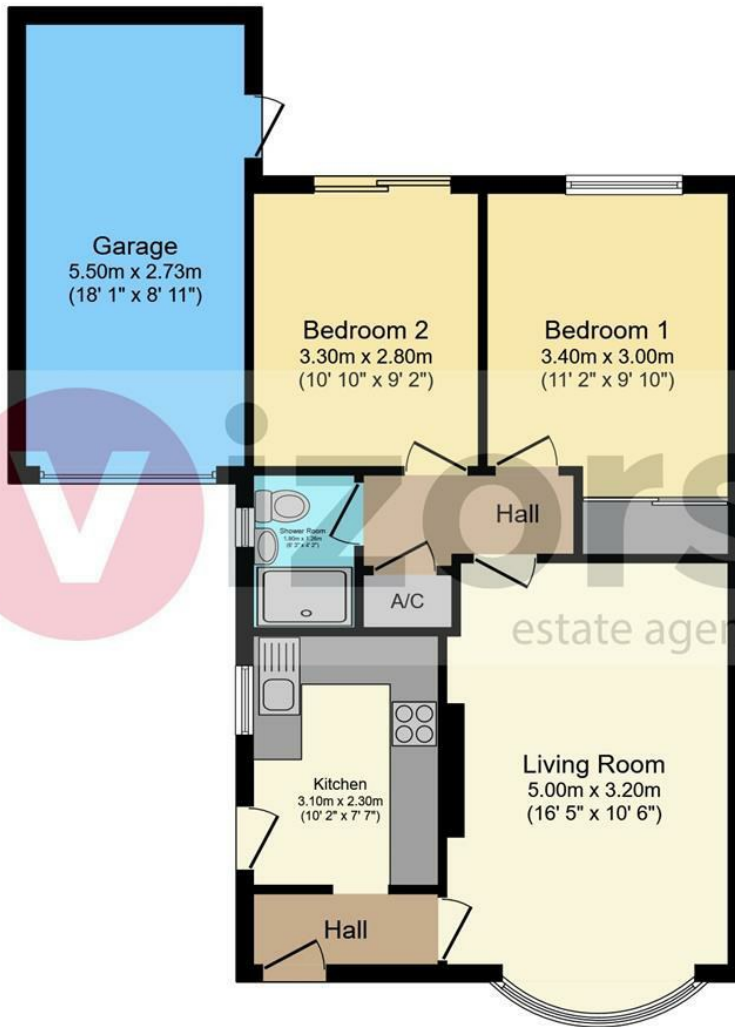
Shower Room

6'2" max x 4'1" max (1.90 max x 1.26 max)

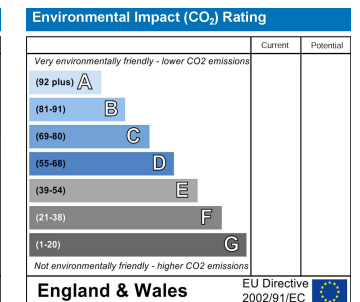
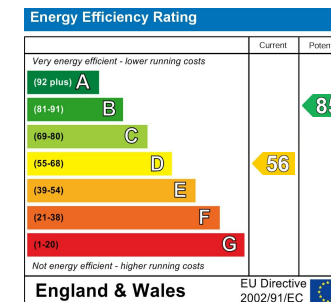
Recently refurbished with basin, WC and walk in shower







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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