



45 CHADDESLEY CLOSE, REDDITCH, B98 7ND
OFFERS OVER £180,000

ON OFFER WITH NO ONWARD CHAIN is this three bedroom, end of terrace property located in Lodge Park and is deceptively spacious throughout and could be ideal for a first time buyer, growing family or investor.

The property offers: entrance porch, hallway, kitchen diner with doors to the rear garden, good size living room with fireplace feature and further doors to the rear garden an guest WC, to the first floor landing is two spacious double bedrooms both with fitted wardrobes, a smaller third bedroom, shower room and a storage cupboard. To the front of the property is communal parking and at the rear is an enclosed, low maintenance, slabbed garden with side access gate.

EPC - D

Council Tax Band - B

Tenure - Freehold (subject to solicitor confirmation)



Approach

The property is approached via a communal parking area and pathway leading to the front door



Living Room

17'0" max x 11'9" max (5.20 max x 3.60 max)

With fireplace feature and sliding patio doors to the rear garden



Kitchen Diner

18'4" max x 9'10" max (5.59m max x 3.00m max)

With an array of base and wall units, space for appliances and dining area with doors out the rear garden



Guest WC

With basin and WC

Bedroom One

12'5" max x 9'10" max (3.80 max x 3.00 max)

With built in sliding door wardrobes



Bedroom Two

12'5" max x 9'10" max (3.80 max x 3.00 max)

With built in sliding door wardrobes



Bedroom Three

12'5" max x 6'6" max (3.80 max x 2.00 max)



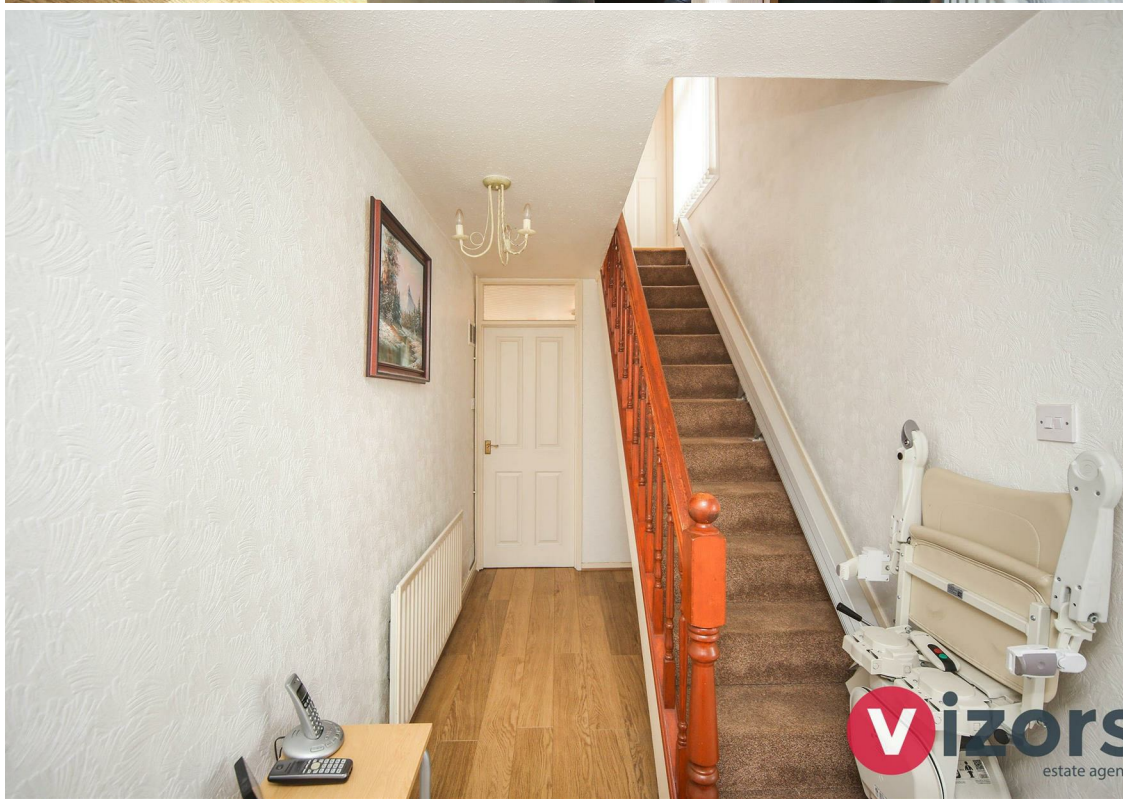
Shower Room

6'6" max x 5'10" max (2.00 max x 1.80 max)

With vanity furniture housing the basin and WC and shower enclosure

Garden

Low maintenance, enclosed rear garden that is slatted and has side access gate



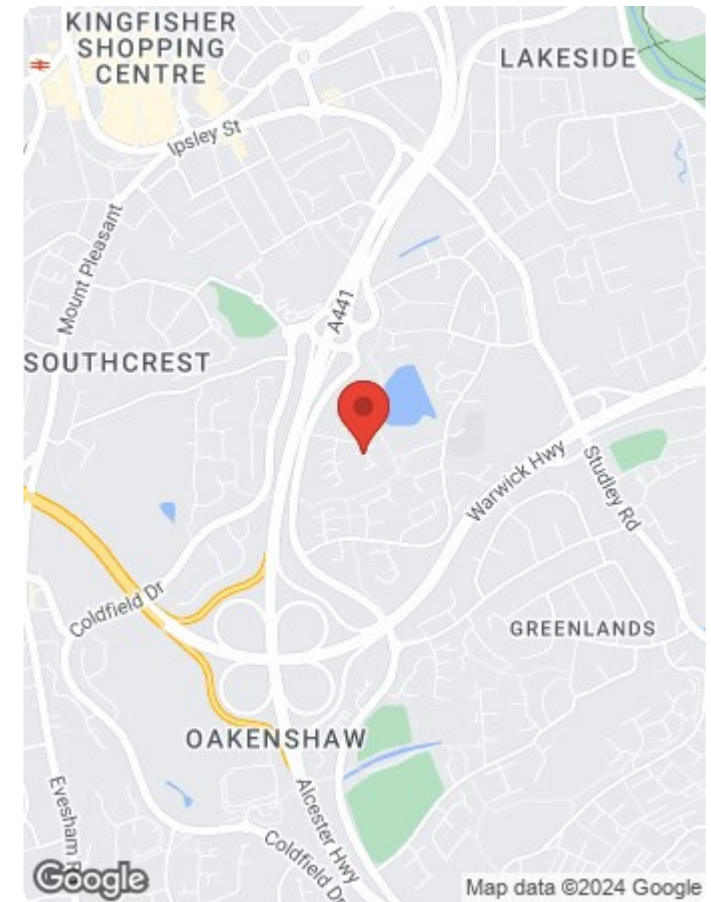




Ground Floor



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			
		62	77
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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