



16 PAINSWICK CLOSE, REDDITCH, B98 7XU
ASKING PRICE £325,000

Set in the popular area of Oakenshaw sits this detached, five bedroom, extended home set on a corner plot and offers versatile living space throughout. The property requires some modernising.

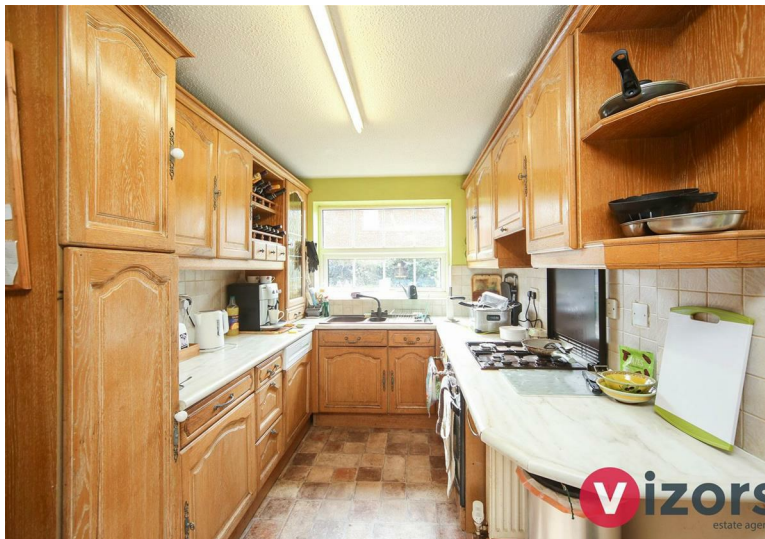
The ground floor of the property offers entrance hall, living room, kitchen, dining room, guest WC and ground floor extension which provides bedroom 5/annex room with its own separate entrance, plus walk in wet room off. The property also offers a garden room, laundry space and garage (used by the current owners for storage). To the first floor landing is two double bedrooms both with fitted wardrobes and two smaller single bedrooms, along with a family bathroom.

To the outside of the property at the front is a block paved driveway and at the rear is an enclosed, garden with mature trees, shrubs and buses along with faux grass.

EPC - E

Council Tax - E

Tenure - Freehold (subject to solicitor confirmation)



Approach

The property is approached via the block paved driveway leading to the front door, along with an entrance door from the ground floor annex also



Living Room

17'8" max x 12'6" max (5.40 max x 3.83 max)

With bow window feature and access into the dining room and ground floor annex room (5th bedroom)



Dining Room

14'5" max x 8'10" max (4.40 max x 2.70 max)

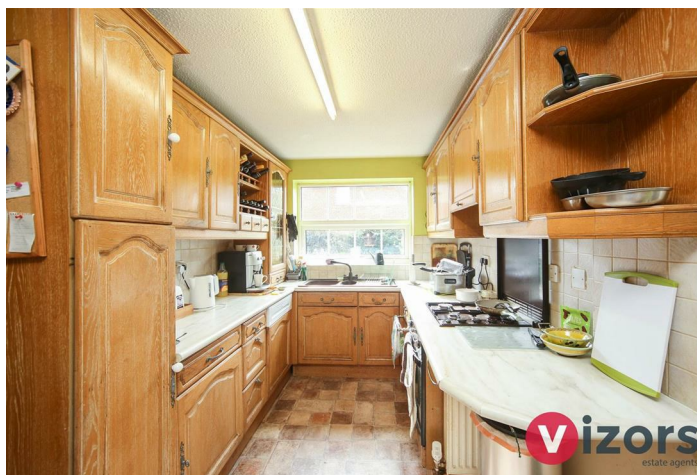
With doors into the garden room and access into the kitchen



Kitchen

13'11" max x 8'6" max (4.26 max x 2.60 max)

With an array of base and wall units and side door



Garden Room

12'5" max x 7'10" max (3.80 max x 2.40 max)

ANNEX/GROUND FLOOR BED 5

16'0" max x 11'1" max (4.89 max x 3.40 max)

Annex extension which is currently used as a ground floor bedroom with wet room off and own entrance door but could be used as an additional reception room



GROUND FLOOR SHOWER ROOM

10'5" max x 5'6" max (3.20 max x 1.70 max)

Accessed from the ground floor annex/5th bedroom with walk in wet room shower, WC and basin.



Laundry

7'6" max x 5'10" max (2.30 max x 1.80 max)

Existingly a garage

Storage

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

Existingly a garage which is now used as storage

Storage

9'3" max x 7'6" max (2.82 max x 2.30 max)

Currently used by the owners to house a hot tub



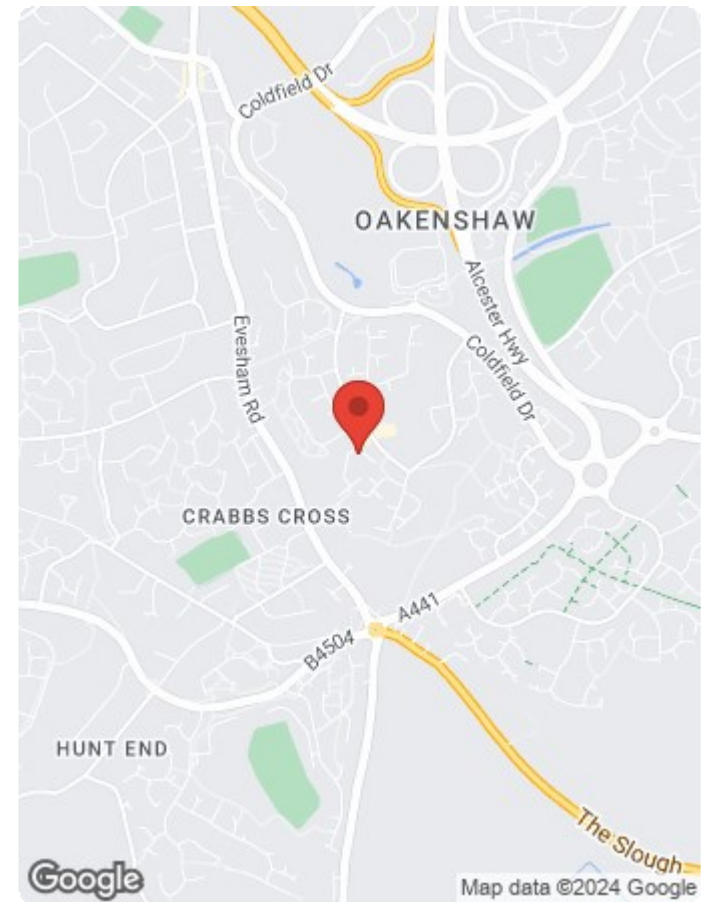




Ground Floor



First Floor



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

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		
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Not environmentally friendly - higher CO ₂ emissions		
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