



11 CHARLES STREET, REDDITCH, B97 5AA
GUIDE PRICE £250,000

ON OFFER WITH NO ONWARD CHAIN and set in the much requested district of Headless Cross, just off the highly regarded Feckenham Road. This EXTENDED 3 bedroom semi-detached property is in need of modernising throughout, and is seen to be offering great potential for improvement & enhancement. This traditional property offers; through living room/diner, extended kitchen, three bedrooms, bathroom, and driveway to the front with a generous garden to the rear. Viewing is advised.

EPC rating- G

Council Tax Band- C

Tenure- Freehold (awaiting solicitor confirmation).



Approach

The property is approached via a tarmac driveway leading to the front porch



Lounge/Diner

28'10" max x 11'1" max (8.81 max x 3.40 max)

Lounge diner with bay window to the front and doors opening onto the rear garden



Kitchen

12'9" max x 6'6" max (3.90 max x 2.00 max)

With an array of base and wall units and side door access.



Bedroom One

12'1" max x 11'1" max (3.70 max x 3.40 max)



Bedroom Two

11'5" max x 10'2" max (3.50 max x 3.12 max)



Bedroom Three

7'10" max x 6'6" max (2.40 max x 2.00 max)



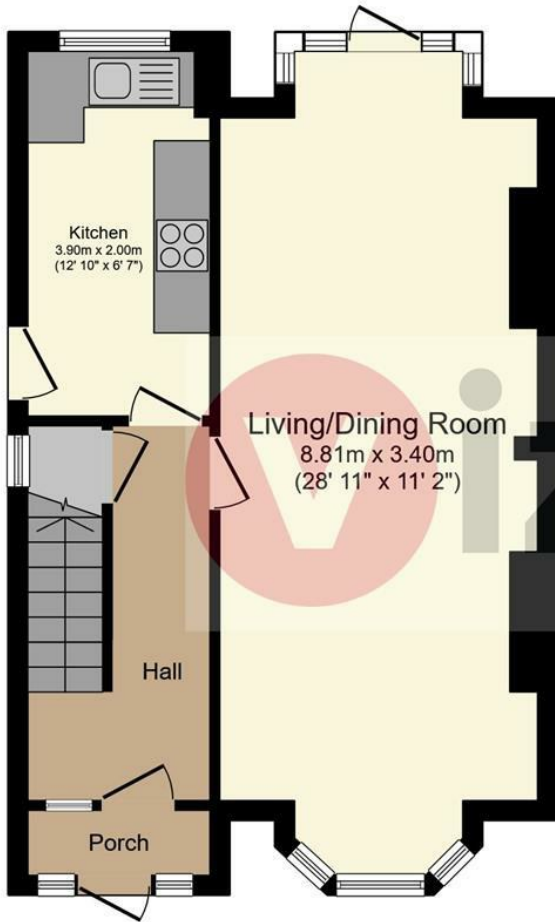
Bathroom

7'6" max x 6'2" max (2.30 max x 1.90 max)

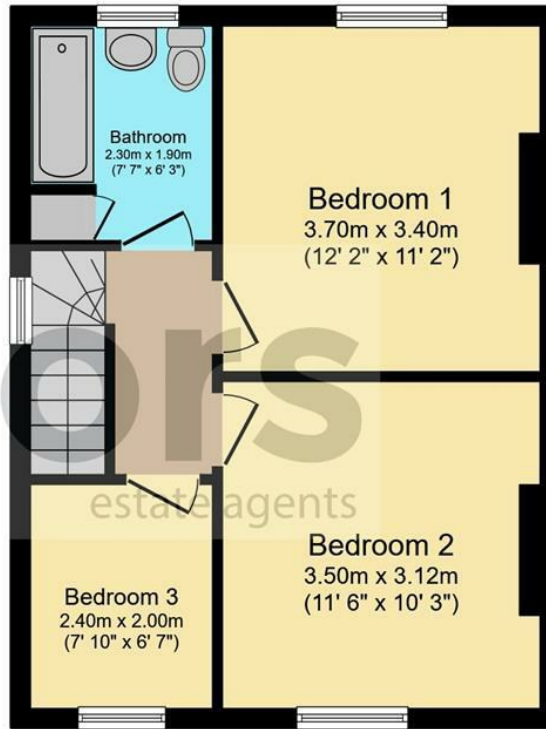
With basin, WC and bath





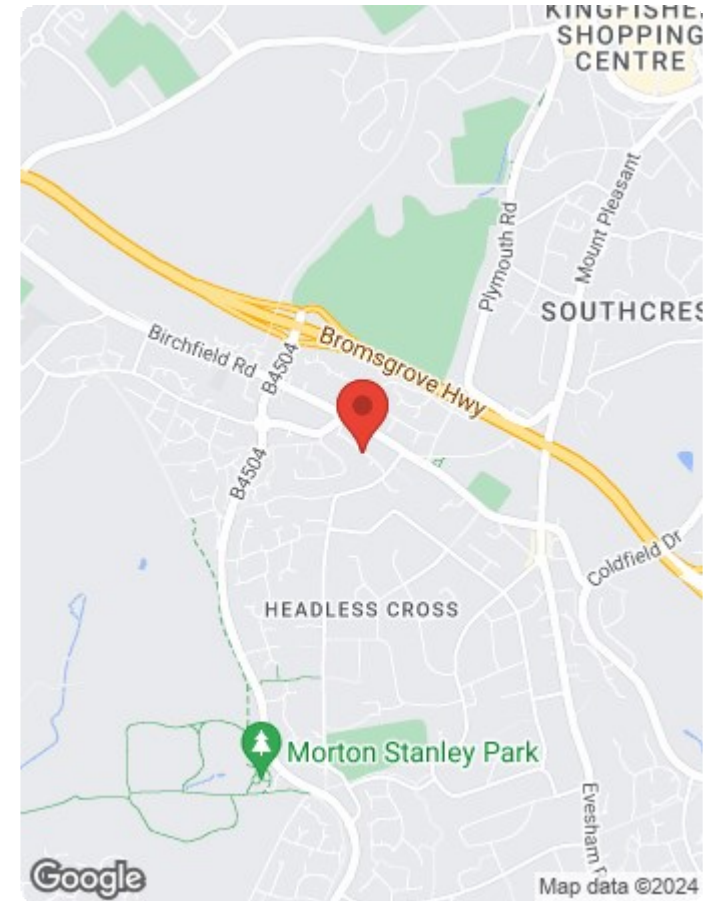


Ground Floor



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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		5	
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			87
(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	



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