



**58 HOLLYBERRY CLOSE, REDDITCH, B98 0QU**  
**OFFERS OVER £300,000**

Set in the ever-popular district of Winyates Green, this beautifully presented, EXTENDED three bedroom link-detached home has been lovingly improved by its current owners over recent years.

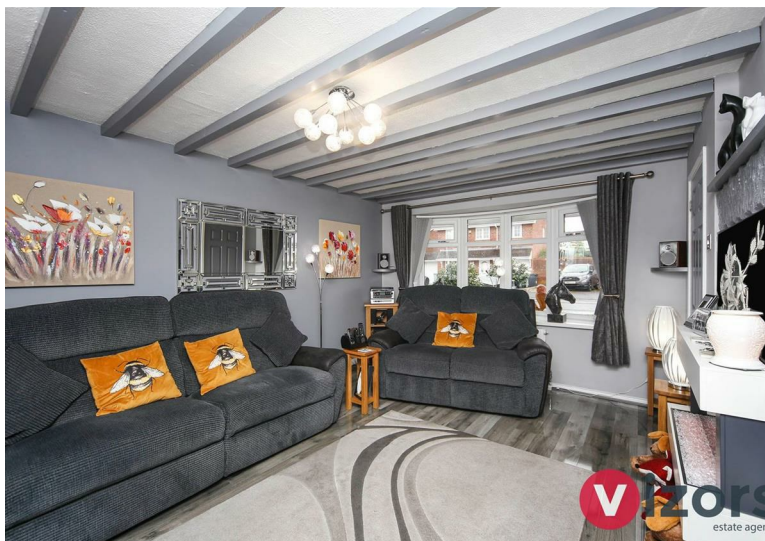
This impressive property offers; cosy living room, modern open plan kitchen/diner with doors out to the rear garden, utility & modern ground floor shower room, a large double bedroom with built in wardrobes, a further double and smaller third bedroom along with modern bathroom.

At the front of the property is a tarmac driveway and a low maintenance garden to the rear, partially converted garage (shower room & remaining storage section of garage area). An internal viewing is a must.

EPC rating - D

Council tax band - D

Tenure- Freehold. (subject to solicitor confirmation)



### Approach

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



### Living Room

14'5" max x 11'9" max (4.41 max x 3.60 max )

Living room with bow window and door into the kitchen diner



### Kitchen Diner

16'4" max x 11'10" max (5.00 max x 3.63 max )

With an array of base and wall units and dining section with doors leading out to the rear garden



### Utility

7'10" max x 7'2" max (2.40 max x 2.20 max )

with space for appliances and door into the rear garden



### Shower room (ground floor)

11'9" max x 6'6" max (3.60 max x 2.00 max )

With shower enclosure, basin and WC



### Bedroom One

13'9" max x 12'8" max (4.20 max x 3.88 max )

Large double bedroom with built in wardrobes



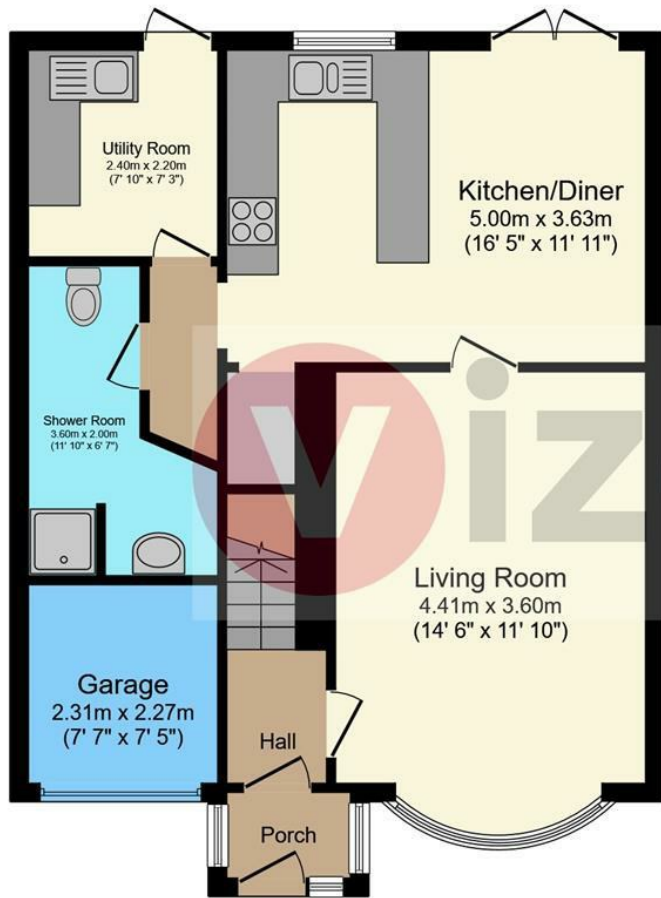
### Bedroom Two

9'2" max x 8'6" max (2.80 max x 2.60 max )

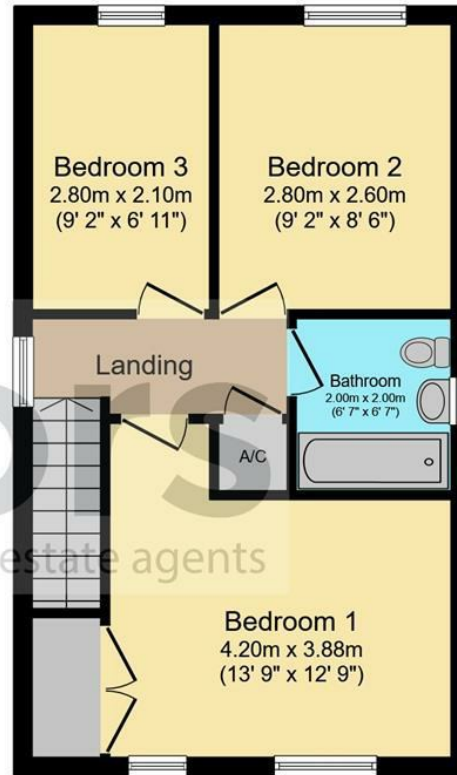
A further double bedroom



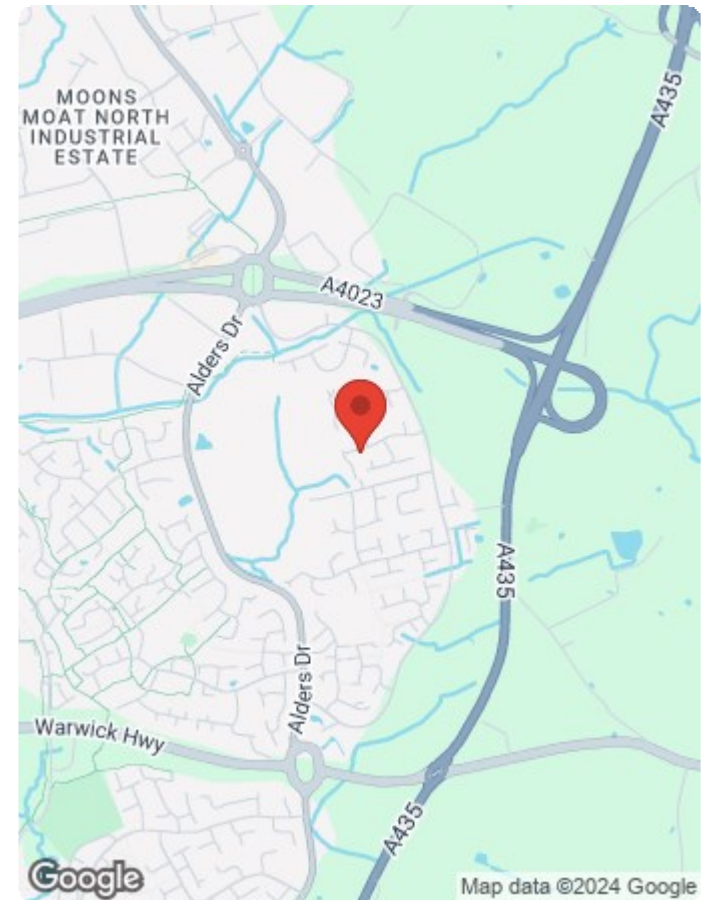




**Ground Floor**



**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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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