



## **84 TIDBURY CLOSE, REDDITCH, B97 5LW**

**£1,050 PER CALENDAR MONTH**

AVAILABLE END OF MAY!! A modern semi-detached family home in highly popular location of Walkwood, Redditch!! In brief this property offers: entrance porch area leading into lounge with stairs off, kitchen/dining area and a spacious conservatory on the ground level. To the first floor: main bedroom with built in wardrobes, two further bedrooms and modern bathroom. Attractive and private rear garden. Ample off road parking to the front. Please contact Vizors to arrange your viewing now!!

A Holding Deposit of £219.23 will be taken at the point of application acceptance and will be deducted from the first months rent due on tenancy commencement date.

Vizors is a member of Propertymark which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.

All tenancies start with an initial 6 month fixed term, unless agreed by negotiation.  
COUNCIL TAX BAND: B (correct at the time of marketing commencement)

### Approach

Driveway to the front leads to main front entrance into;

### Lounge

13'9" max x 13'1" max (4.20m max x 4.00m max)



This room incorporates the stairs. Leads into Dining Area;

### Kitchen

10'5" max x 6'2" max (3.18m max x 1.89m max)



Leads semi-open plan into dining area.

### Conservatory

12'4" x 11'1" (3.78m x 3.38m)



With double doors out to the rear garden.

### First Floor Landing

With doors leading off to;

### Bedroom One

10'7" not incl' ward's x 9'0" not into door recess (3.25m not incl' ward's x 2.75m not into door reces)



With door to airing cupboard and double doors to built in wardrobes.

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### Bedroom Two

9'6" x 6'7" not into door recess (2.90m x 2.03m not into door recess)



### Bathroom

7'8" max x 4'9" max (2.34m max x 1.46m max)



### Bedroom Three

6'10" x 6'8" (2.10m x 2.04m)



### Rear Garden



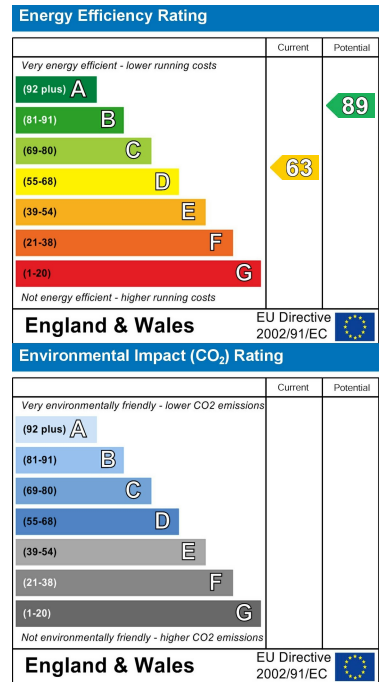
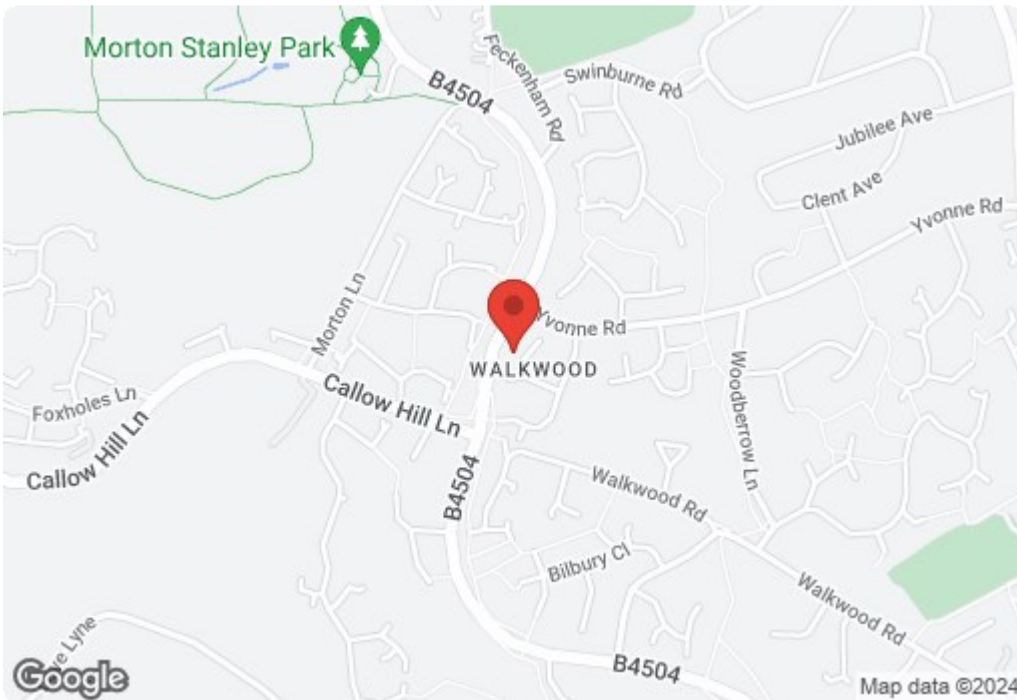
The agent feels this is a particular feature of this property, with side gate access from the driveway, paved patio area, steps and wall up to lawn, some shrubs and trees and backs onto a wooded area behind.

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