



FOR SALE
01527 584533
www.vizorestates.com

71 REDSTONE CLOSE, REDDITCH, B98 9AF
OFFERS OVER £230,000

ON OFFER WITH NO ONWARD CHAIN is this three bedroom, semi detached house in the sought after and highly convenient location of Church Hill North with driveway parking.

In brief the property offers: entrance hall with stairs to first floor, fitted kitchen with space for appliances, good size lounge to the rear and conservatory which could be used as a dining room, play room or potential working from home space. To the first floor is two double bedrooms, one single bedroom and family bathroom with shower over bath.

At the side of the property are double gates to provide access and a paved area leading to a tiered grassed area.

EPC - D

Council Tax- C

Tenure - Freehold (subject to solicitor confirmation)



Approach



Kitchen

13'1" max x 9'10" max (4.00 max x 3.00 max)
With an array of base and wall units, space for appliances and side access door



Living room

15'5" max x 14'5" max (4.70 max x 4.40 max)
With fireplace feature and doors into the Conservatory



Conservatory

11'1" max x 9'10" max (3.40 max x 3.00 max)
With doors out to the rear garden



Bedroom one

15'5" max x 9'2" max (4.70 max x 2.80 max)



Bedroom two

9'10" max x 9'2" max (3.00 max x 2.80 max)

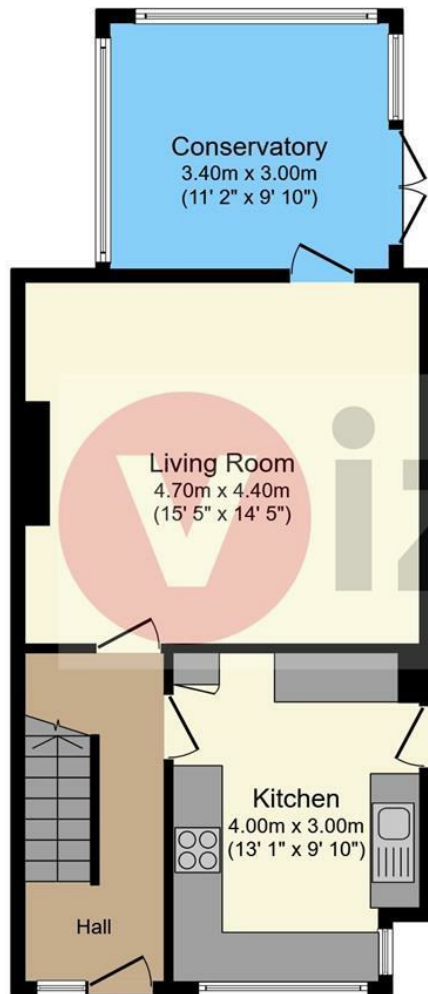


Bedroom three

6'6" max x 6'6" max (2.00 max x 2.00 max)







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			89
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			
(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	



Vizor Estate Agents Ltd
Company No. 7848499



Hyde House, 52 Bromsgrove Road, Redditch, B97 4RJ

Tel: **01527 584 533** www.vizorestates.com