



11 THE MEADWAY, REDDITCH, B97 5AB

ASKING PRICE £295,000

ON OFFER WITH NO ONWARD CHAIN is this refurbished and immaculate TWO BEDROOM, DETACHED home set in the very sought after area of Headless Cross on the popular road of The Meadway and offers modern accommodation throughout.

The ground floor of the property offers: entrance porch, hallway with stairs to first floor landing, newly fitted kitchen which over looks the rear garden, lounge diner which spans the length of the house and a conservatory/lean too off, which provides access to the rear garden. To the first floor are two double bedrooms and a brand new shower room. The property also benefits from a brand new boiler in April 2024.

To the front of the property is space for off road parking, side access to the garden and the garden offers a patio area, outhouse and steps down to the grassed area. This property must be seen to appreciate all it has to offer.

EPC - TBC
Council Tax - C
Tenure - Freehold (subject to solicitor confirmation)

Approach



The property is approached from the driveway space to the front, leading to the porch

Hallway



With stairs to the first floor landing

Kitchen

14'5" max x 7'2" max (4.40 max x 2.20 max)



With base and wall units, space for appliances along with dual aspect window

Lounge Diner

24'3" max x 12'1" max (7.40 max x 3.70 max)



Lounge diner with dual aspect window and doors leading into the conservatory

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Conservatory



with doors leading out to the rear garden

Bedroom One

14'10" max x (4.54 max x)



A large double bedroom with dual aspect window and storage cupboard housing the boiler

Bedroom Two

11'6" max x 9'10" max (3.51 max x 3.00 max)



A further double bedroom, over looking the rear garden

Shower room

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



With basin, WC, heated towel radiator and shoer enclosure

Garden

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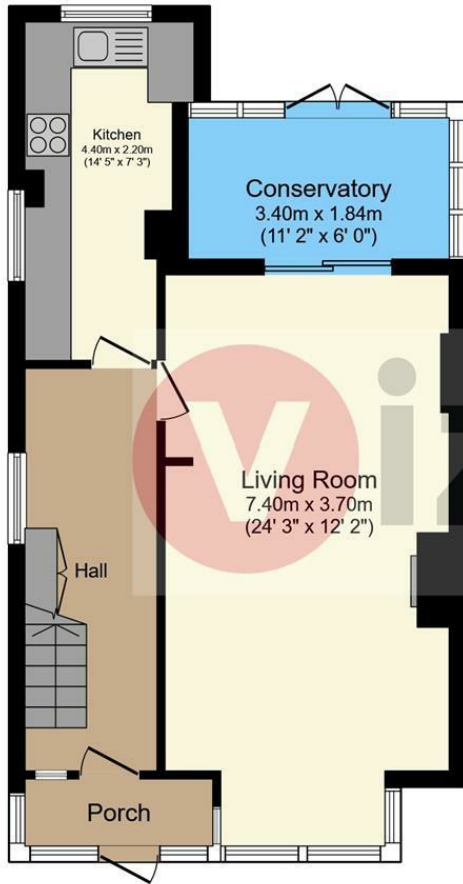
A pleasant rear garden with side access gate, patio area and steps leading down to the lawned section along with an outhouse/storage space

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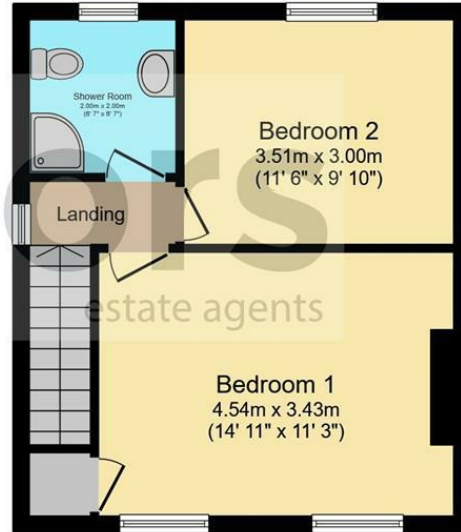
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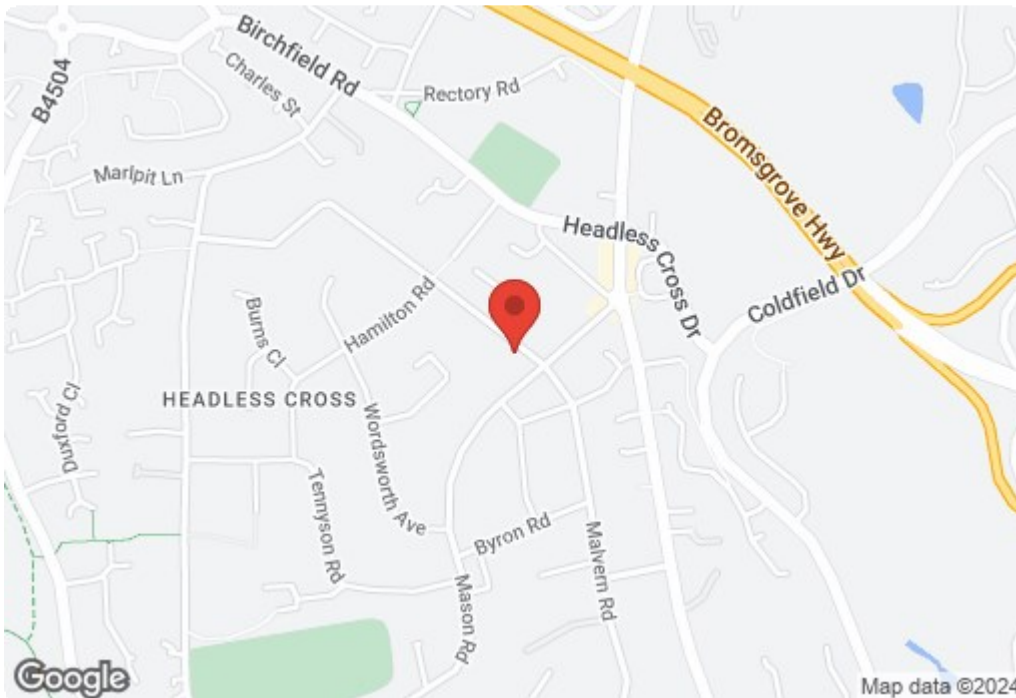


Ground Floor



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			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			
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