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56 WHEATCROFT CLOSE, REDDITCH, B97 6UL
OFFERS OVER £350,000

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Set in the popular location of Brockhill sits this four bedroom, immaculately presented, double fronted home which has the wow factor and must be seen to appreciate what it has on offer, along with the high end finish throughout.

Approach from a pathway leading to the recently fitted composite front door is this lovely home with the ground floor offering an entrance hallway, to the left hand side a pleasant living room with media wall feature and doors out to the rear garden, on the left hand side of the hallway is a large kitchen diner with Quartz worktops and feature island with breakfast bar seating area along with space for a dining room table, which leads through so a spacious utility that offers great storage, a versatile playroom and guest WC.

To the first floor is a galley landing which leads to the principal bedroom which offers fitted wardrobe furniture and modern, refitted shower room, a further good size double and two smaller bedrooms along with the family bathroom which is again modern and refitted by the current owners.

To the outside, accessed from the doors within the living room is a pleasant, enclosed garden which has been recently landscaped and offers a low maintenance aspect with patio area and faux grass along with side access gate. There is the added bonus of a tucked away courtyard style garden with further side access. To the outside of the property there is also off road parking.

This property has been well maintained by the current owners and offers modern accommodation throughout along with versatile living space throughout. Located having close to many to local amenities, public transport, the Kingfisher shopping center, local schools and the train station.



Approach



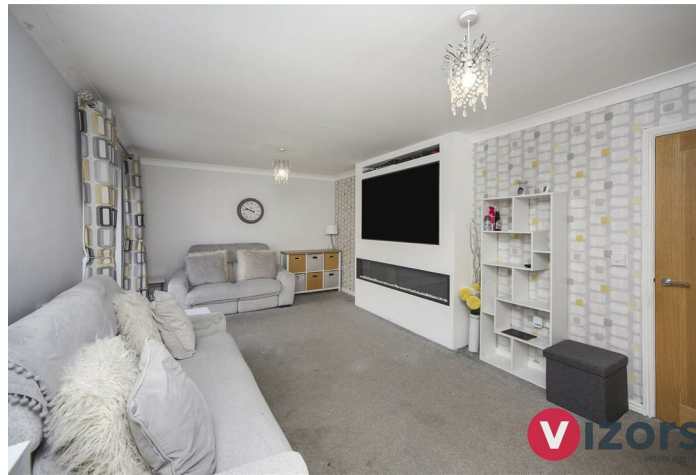
Hallway

With stairs to the first floor landing



Living Room

20'4" max x 11'6" max (6.20 max x 3.51 max)
With media wall feature and doors leading out to the rear garden



Kitchen Diner

20'4" max x 11'9" max (6.20 max x 3.60 max)
An impressive kitchen diner with space for appliances along with some integrated appliances, Quartz worktops, breakfast bar island seating area and space for corner dining room table



Utility room

13'1" max x 9'4" max (4.00 max x 2.86 max)
With space for appliances, storage cupboards and leads through to the playroom and an access door out to the courtyard area



Playroom (garage conversion)

15'8" max x 7'11" max (4.80 max x 2.42 max)
Previously a garage this versatile space is currently used as a play room by the current owners



Guest WC

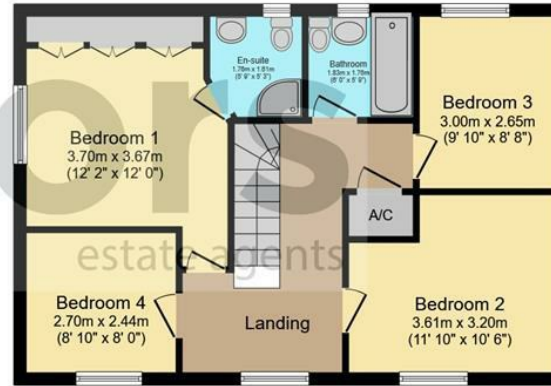
With basin, vanity unit and WC



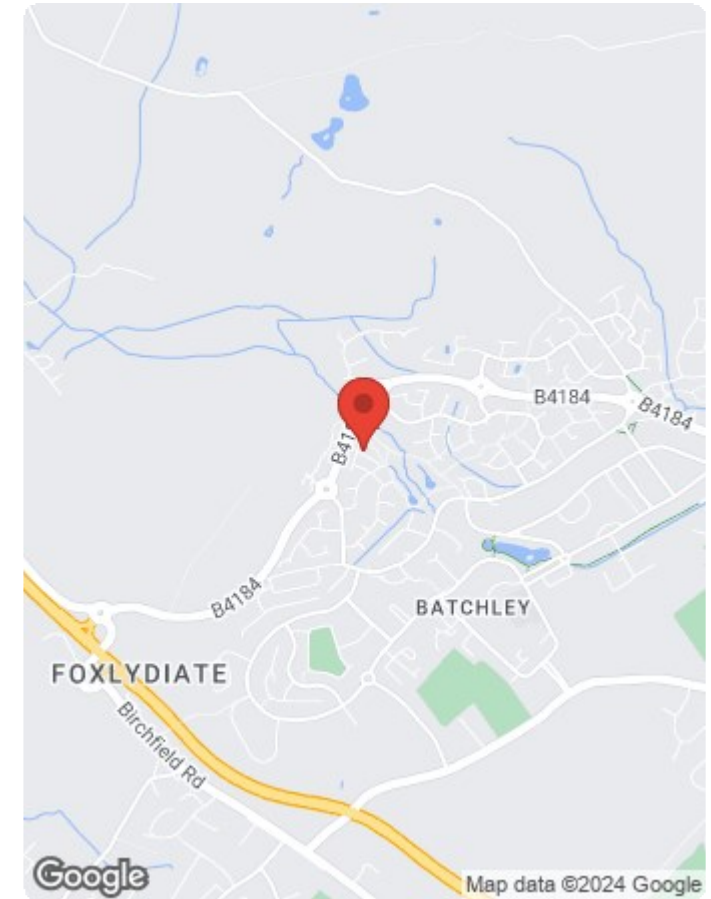




Ground Floor



First Floor



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 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		

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



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