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26 GRANHILL CLOSE, REDDITCH, B98 7PS
OFFERS OVER £160,000



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ON OFFER WITH NO ONWARD CHAIN is this spacious, three bedroom end terrace property which could be ideal for a growing family, first time buyer or investor and is in need of modernising.

This split level property offers on the ground floor an entrance hallway, kitchen diner, guest WC, lower ground floor with large living room and doors out to the rear garden, two bedrooms to the first floor and the largest bedroom, along with family bathroom to the second floor.

At the rear is a pleasant, enclosed garden with patio area and grassed section. Viewing is advised.

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

Please read the following; The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.



Approach

There are a number of communal parking bays around the close. Steps then lead down to pathway leading up to this property.



Kitchen Diner

15'1" max x 9'10" max (4.60 max x 3.00 max)

Situated on the ground floor with an array of base and wall units and space for appliances



Guest WC

With basin & WC



Living Room

16'4" max x 13'10" max (5.00 max x 4.22 max)

Situated on the lower ground floor with fireplace feature and doors out to the rear garden



Bedroom One

13'1" max x 10'5" max (4.00 max x 3.20 max)

Situated on the second floor is this ample double bedroom



Bedroom Two

13'5" max x 9'2" max (4.10 max x 2.80 max)

Situated on the first floor and a good size double bedroom with wardrobe storage



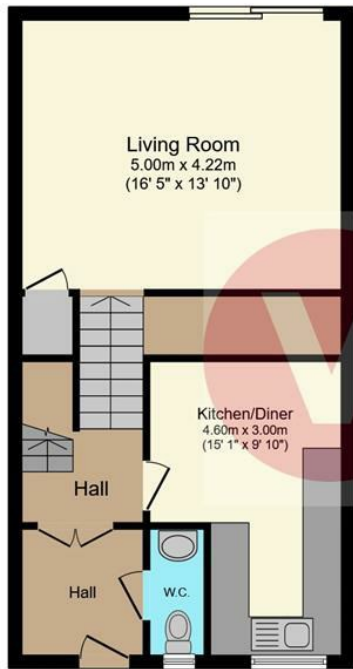
Bedroom Three

10'9" max x 7'6" max (3.30 max x 2.30 max)

Situated on the first floor with built in wardrobe storage







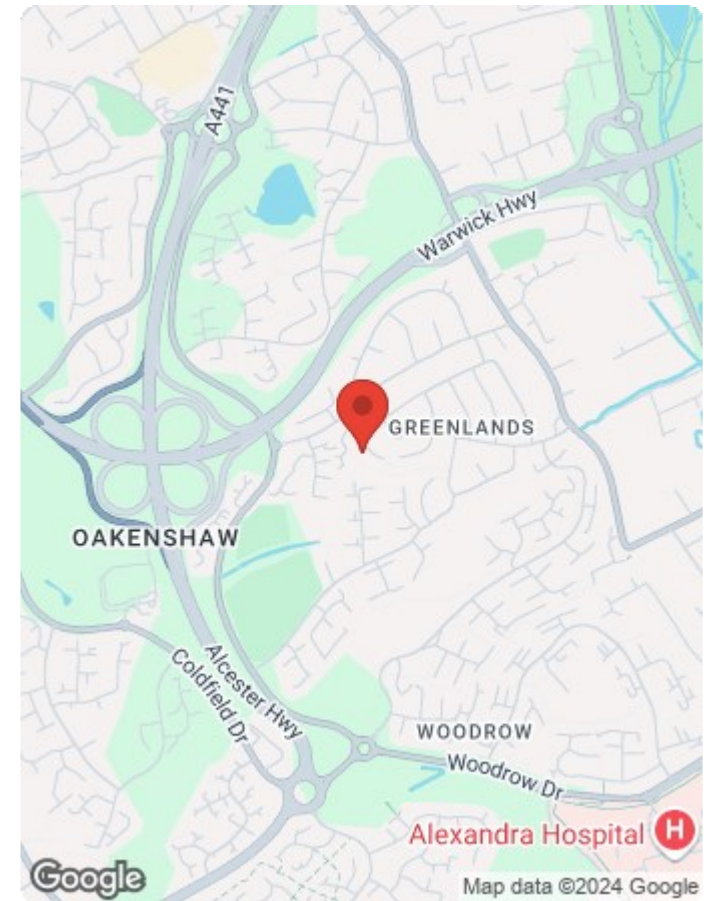
Ground Floor



First Floor



Second 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			83
(81-91) B			
(69-80) C		72	
(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	



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