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**55 PITCHCOMBE CLOSE, REDDITCH, B98 7HS  
OFFERS OVER £260,000**

## 55 PITCHCOMBE CLOSE, REDDITCH, B98 7HS

This modern three bedroom semi-detached property is set in a popular and convenient location. The property offers; living room, generous kitchen/diner, guest WC, three bedrooms, bathroom, garage and driveway to the side and garden to the rear. Viewing is advised.

EPC rating- in progress

Council Tax Band- C

Tenure- Freehold, awaiting solicitors confirmation.

### Approach

To the side of the property is a driveway leading to the garage, side gate access to the rear garden, main entrance at the front via main entrance door into;

### Entrance Hall

With stairs off to the first floor landing and door into;

### Living Room

16'7" max x 11'2" max (5.06m max x 3.42m max)

With door leading into;

### Kitchen/Diner

13'11" max x 12'1" max (4.25m max x 3.70m max)

Door leads into rear inner hallway with door into;

### Guest WC

### First Floor Landing

With doors leading off to;

### Bedroom One

14'9" max x 8'6" max (4.50m max x 2.60m max)

### Bedroom Two

12'5" max x 8'6" max (3.80m max x 2.60m max)

### Bedroom Three

11'1" max x 6'6" max (3.40m max x 2.00m max)

### Bathroom

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

### Garage

16'8" max x 8'6" max (5.10m max x 2.60m max)

### Rear Garden

With side gate access, side personal door to the garage, paved patio, lawn and shrubs.

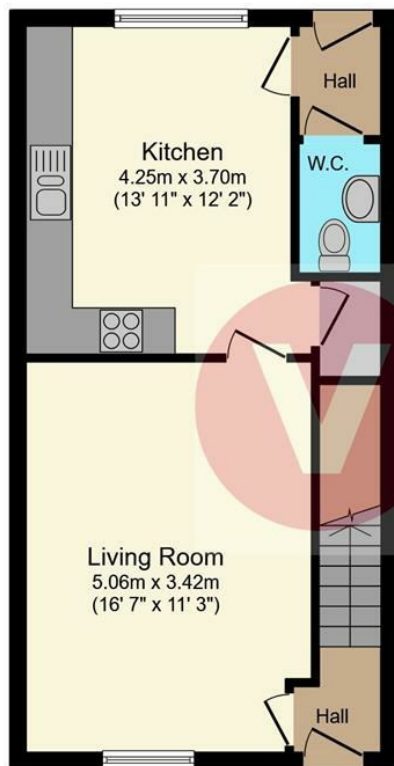
### Additional Information

EPC rating- in progress

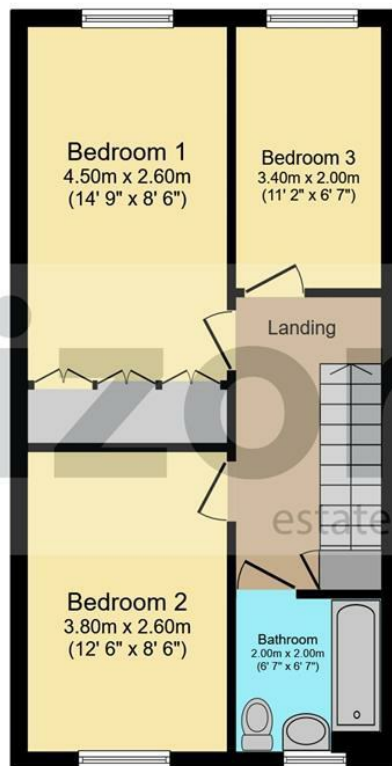
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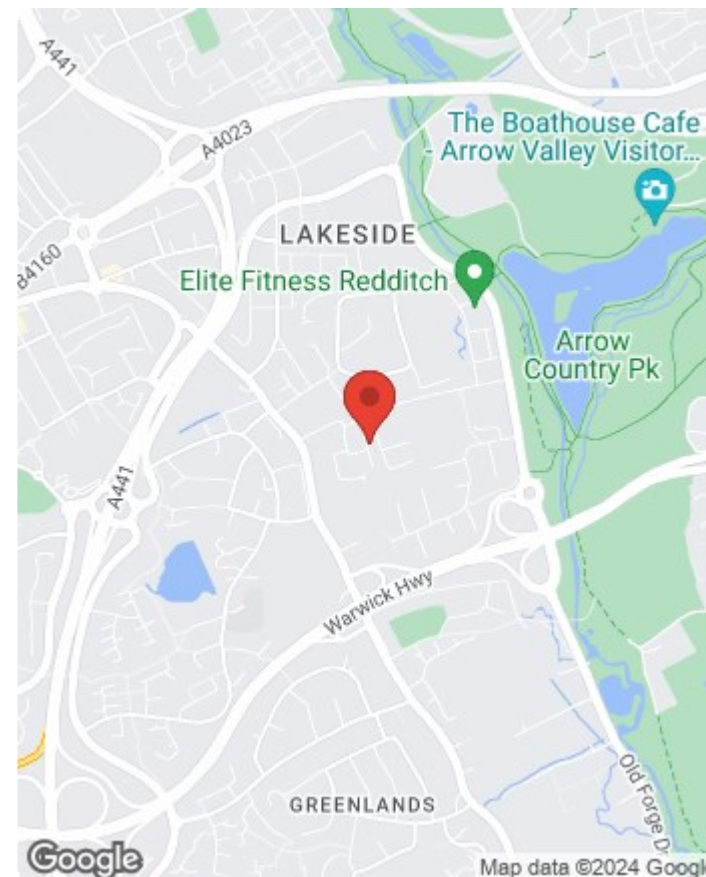
**Ground Floor**



**First Floor**



**Garage**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>		<b>77</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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