



11 HIMBLETON CLOSE, REDDITCH, B98 7LT
ASKING PRICE £175,000

11 HIMBLETON CLOSE, REDDITCH, B98 7LT

This generous family home is located in the Lodge Park area of Redditch. The property offers an entrance hall, downstairs W.C, spacious living room, kitchen/diner and sun lounge. Upstairs there are three bedrooms, of which two are doubles, and a family bathroom with shower over the bath. The property also benefits from a rear garden with patio & lawn and communal parking. Viewing is strongly recommended.

Council Tax Band- B

EPC Rating- C

Tenure- Freehold (awaiting solicitors confirmation).

Approach

Outside of the property are communal/shared parking bays, pathway up to main front entrance via enclosed entrance porch, leading into;

Entrance Hall

With stairs off to the first floor, and leads off to;

Guest WC

Kitchen Diner

18'4" max x 11'10" max (5.60m max x 3.63m max)

Leads out to the Sun Lounge/Verandah, and leads into;

Living Room

14'5" max x 11'10" max (4.40m max x 3.62m max)

Sun Lounge/Verandah

21'9" max x 6'2" max (6.65m max x 1.90m max)

With store incorporated at one end.

First Floor Landing

Leads off to;

Bedroom One

15'9" max x 9'10" max (4.82m max x 3.00m max)

With built in wardrobes at one end.

Bedroom Two

12'9" max x 9'2" max (3.90m max x 2.80m max)

Bedroom Three

12'9" max x 6'2" max (3.90m max x 1.90m max)

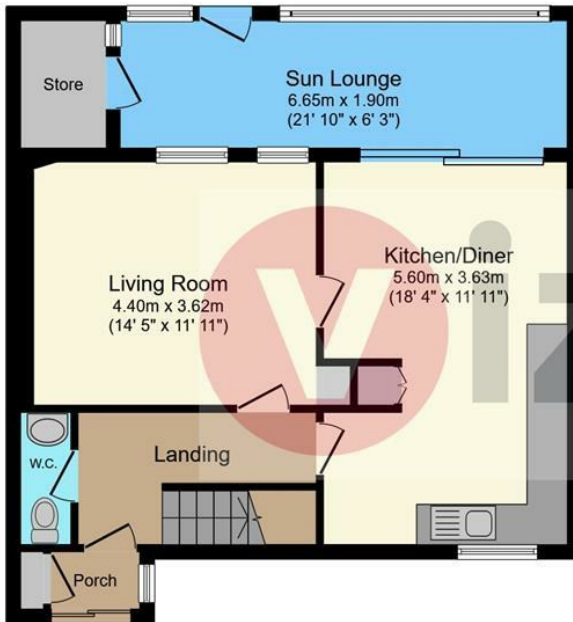
Bathroom

6'4" max x 6'2" max (1.94m max x 1.90m max)

Rear Garden

An initial paved area, lawned section and steps to a final stone chipped area.

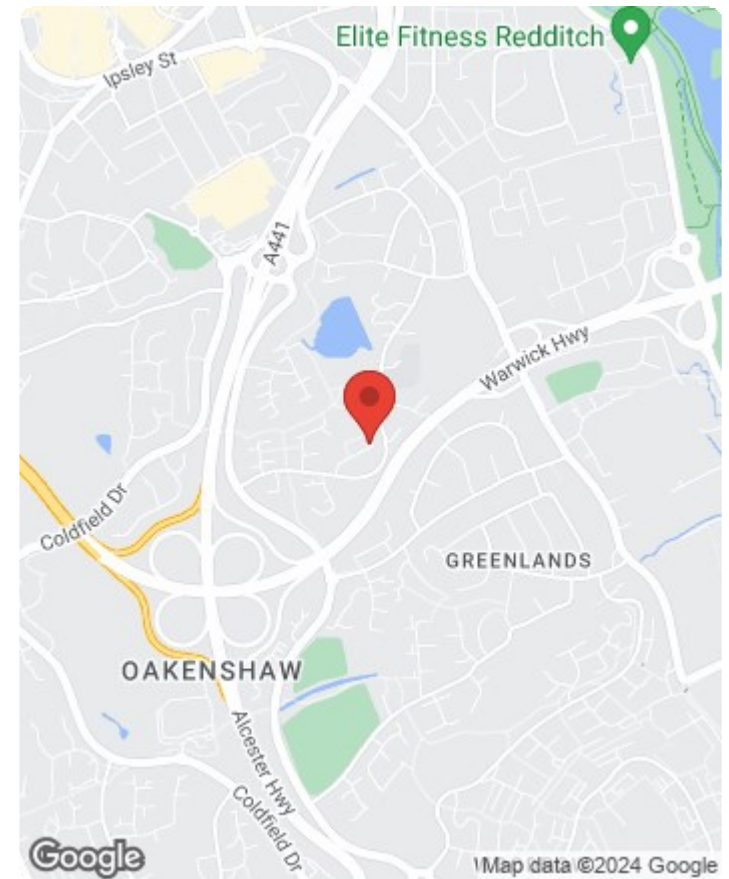




Ground Floor



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			84
(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	



Vizor Estate Agents Ltd
Company No. 7848499



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

Tel: 01527 584 533 www.vizorestates.com

