



14 QUINTON CLOSE, REDDITCH, B98 0EL  
ASKING PRICE £190,000

Set in the ever-popular district of Matchborough West is this three bedroom terraced home. The property has the added bonus of a GARAGE AND PARKING AT THE REAR.

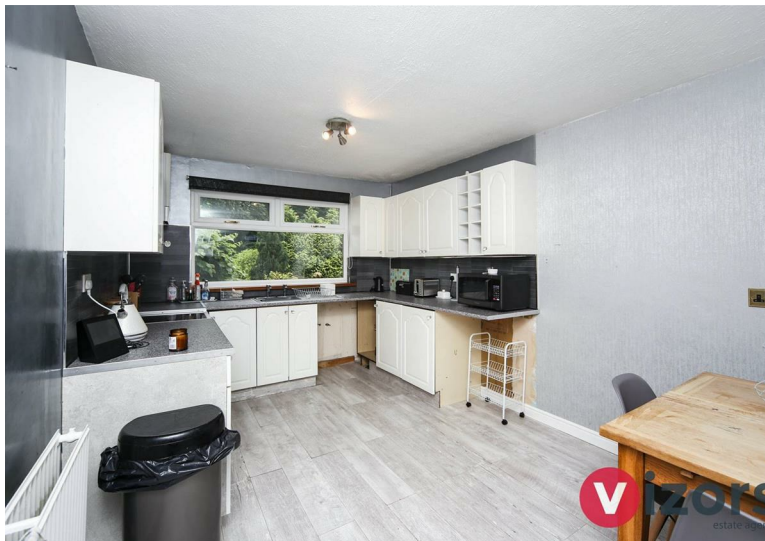
The property offers; entrance porch at the rear, spacious living room, inner hallway, kitchen diner, three good bedrooms, bathroom with shower over the bath, gardens to the front and rear, garage and parking to the rear. On offer with no chain.

Council Tax Band- B.

EPC Rating- C.

Tenure- the sellers advise us that they are buying in the Freehold and as part of the sale, and thus, will offer the property as Freehold upon completion.

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 a part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.



### Approach

At the rear of the property is a driveway and garage, plus rear gated access leading to rear garden and rear entrance porch. At the front, a pathway leads up to the main front entrance door.



### Entrance Hall

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

### Living Room

15'8" max x 12'1" max (4.80m max x 3.70m max)  
With access via rear porch.



### Kitchen Diner

14'1" max x 9'10" max (4.30m max x 3.00m max)  
With wall mounted boiler, a range of wall and base units.



### Landing

Doors lead off to;

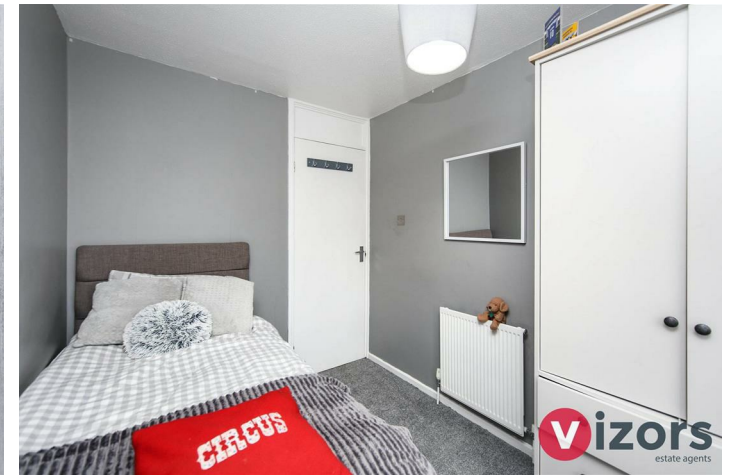
### Bedroom 1

14'9" max x 9'2" max (4.52m max x 2.80m max)



### Bedroom 2

12'5" max x 7'6" max (3.80m max x 2.30m max)



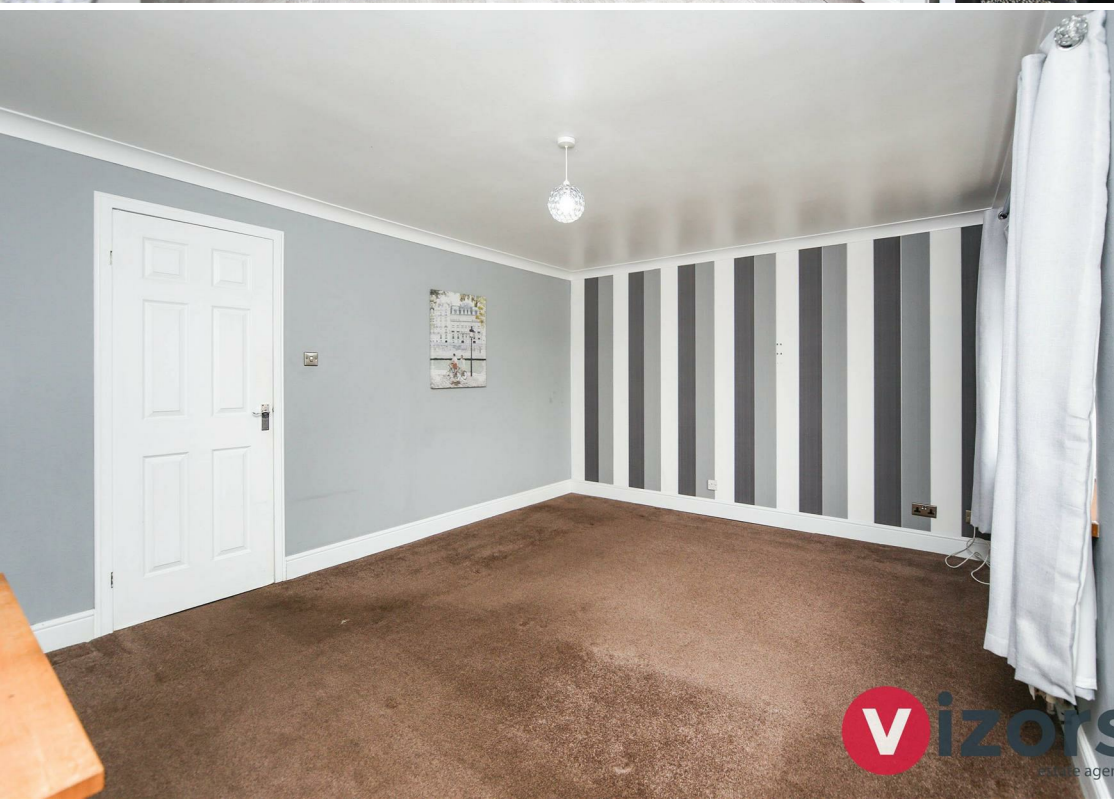
### Bedroom 3

9'10" max x 6'6" max (3.00m max x 2.00m max)



### Bathroom

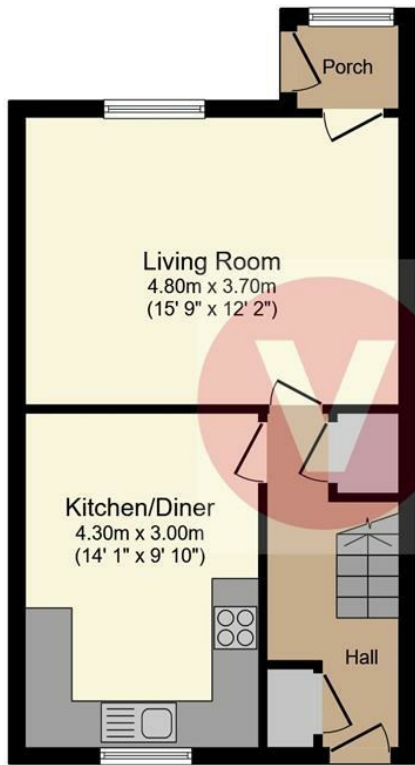
7'10" max x 6'1" max (2.40m max x 1.87m max)  
With low level WC, wash hand basin, bath with shower over.





KISSES  
LOVE





**Ground Floor**



**First Floor**



**Garage**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			71
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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



Vizor Estate Agents Ltd  
Company No. 7848499



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

Tel: 01527 584 533 [www.vizorestates.com](http://www.vizorestates.com)