



## 233 BIRCHFIELD ROAD, REDDITCH, B97 4LX

**ASKING PRICE £150,000**

ON OFFER WITH NO ONWARD CHAIN IS THIS TWO BEDROOM GROUND FLOOR APARTMENT. Set in the sought after location of Webheath and providing modern accommodation throughout along with an allocated parking space and being close to local amenities.

The property offers entrance hallway, open plan kitchen/living space, bedroom one being a good size, a smaller second bedroom and modern shower room. To the outside of the property is a secure door intercom system to enter the property and an allocated parking space.

EPC - B  
Council Tax - B  
Tenure - Leasehold - 106 years remaining  
Ground Rent  
Service Charge



## Approach



The property is approached via a path leading to the communal door which leads through to the apartment front door

## Kitchen

8'3" max x 8'2" max (2.52 max x 2.50 max )



With an array of base and wall units and space for appliances

## Living Room (open plan)

14'9" max x 13'11" max (4.50 max x 4.25 max )



With patio doors and opening into the kitchen area

## Bedroom One

10'7" max x 10'5" max (3.23 max x 3.20 max )



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Hyde House, 52 Bromsgrove Road  
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## Bedroom Two

8'2" max x 7'11" max (2.51 max x 2.43 max )

One allocated parking space



## Shower Room

6'6" max x 5'10" max (2.00 max x 1.80 max )



With shower enclosure, basin and WC

## Parking



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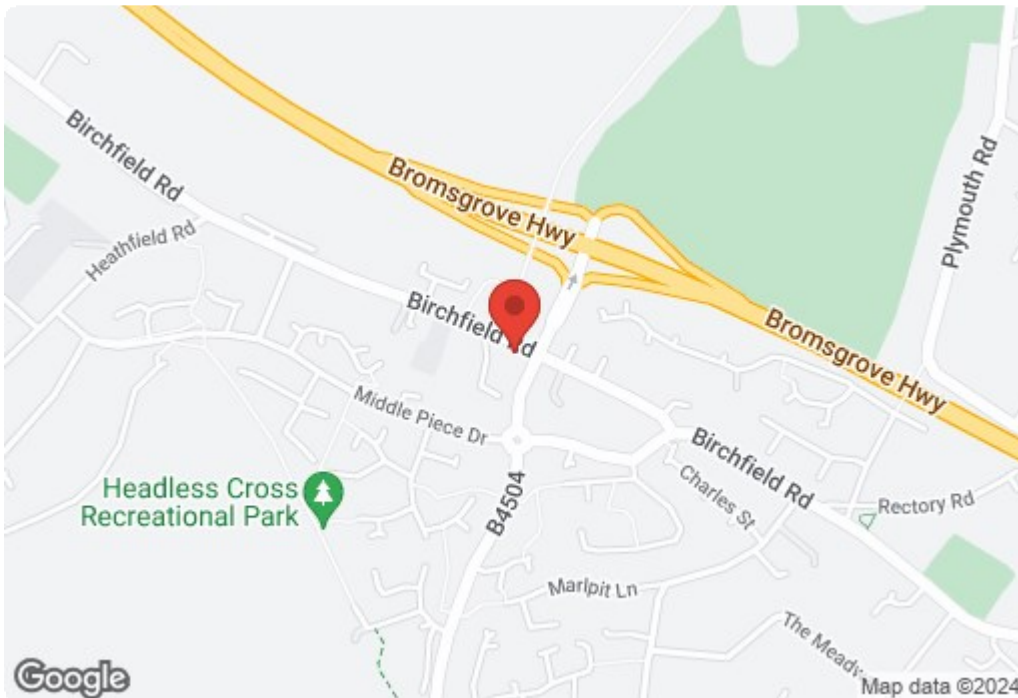
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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) <b>A</b>		
(81-91) <b>B</b>	82	82
(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>		
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