



7 LECHLADE CLOSE, REDDITCH, B98 8RN
OFFERS OVER £425,000

Set in the much-requested area of Church Hill North is this impressive, extended four bedroom detached home, on a wraparound plot that is lovingly maintained and improved by the current owners which must be viewed to be appreciated.

Approach from the driveway at the front which leads to the front and garage doors, the ground floor of the property offers a stunning entrance hallway, living room at the rear with bi-fold doors and sky light to allow an abundance of light, a good size dining room, modern kitchen with integrated appliances and a guest WC. There is a door in the hallway providing internal access to the garage and there is another side door from the garage to the lower-level terracing. Leading to the first floor is a staircase with a glass balustrade; the principal bedroom offers ample space along with modern ensuite shower room and fitted wardrobes, three further double bedrooms, one offering generous built-in wardrobes, and there is also a family bathroom. Outside the property is a large wrap around garden which must be seen to be appreciated in full which offers three patio areas, lawned space and an allotment/veg area.

Agent Note - The property has Solar Panels which are owned by the current sellers, for further information please contact the agent.

EPC - C

Council Tax Band - E

Tenure - Freehold (subject to solicitor confirmation)



Approach
Approach via a tarmac driveway leading to the front door, garage door and side access gate to the garden



Kitchen
17'0" max x 8'11" max (5.20 max x 2.72 max)
With an array of integrated appliances and side door to the rear garden



Living Room
18'4" max x 16'4" max (5.60 max x 5.00 max)
With bi-fold doors to the rear garden and sky-light



Dining Room
13'1" max x 11'11" max (4.00 max x 3.64 max)
With dual window aspect, to the front of the property with double doors into the living room



Downstairs W/C
With WC and basin



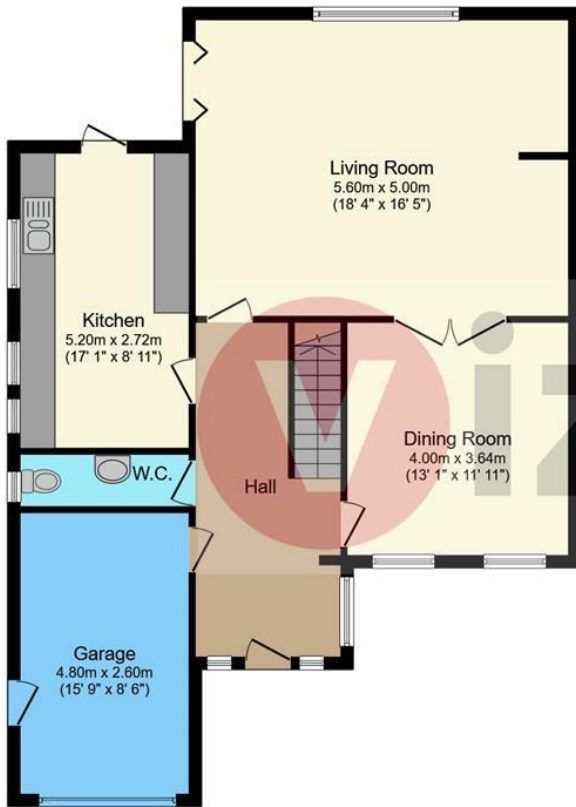
Bedroom One
17'0" max x 11'5" max (5.20 max x 3.50 max)
Principal bedroom with ensuite shower room off and built in wardrobes



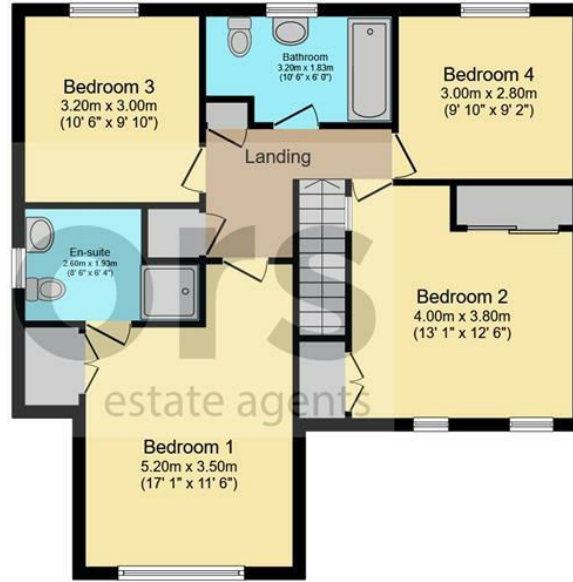
Ensuite
8'6" max x 6'3" max (2.60 max x 1.93 max)
Refurbished by the current owners with vanity unit and basin, WC and shower enclosure







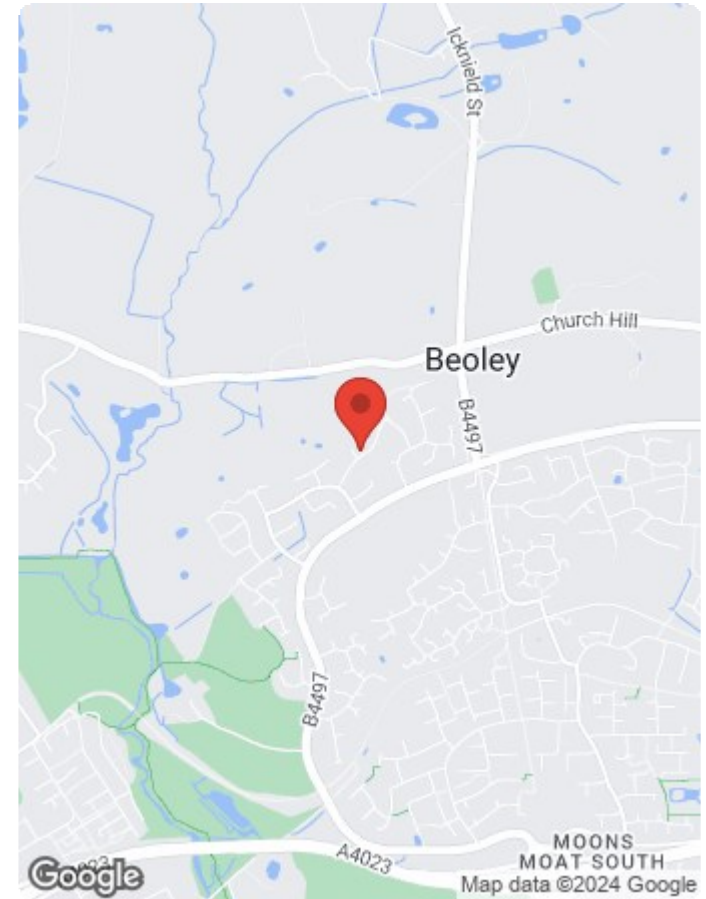
Ground Floor



First Floor

Total floor area 169.6 sq.m. (1,825 sq.ft.) approx

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			
(81-91) B			
(69-80) C			
(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	76	77

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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