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ABBAY VIEW

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**32 EASEMORE ROAD, REDDITCH, B98 8HA**  
**OFFERS OVER £190,000**



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ON OFFER WITH NO ONWARD CHAIN is this traditional three bedroom, mid terrace property that's set over three floors to provide ample living accommodation and is located in close proximity to Redditch town centre, bus and train stations along with being close to many local amenities. The property requires refurbishment throughout but the has mases of potential for a first time buyer, investor or growing family. The ground floor of the property offers living room, dining room, modern galley kitchen and bathroom to the rear, on the first floor are two double bedrooms and on the third floor is the largest of all the bedrooms along with some eaves storage. To the rear of the property is a courtyard style garden which has a patio and lawned area.

Agent note – The sellers advise us there is no allocated off road parking with the property and that it is permit parking on the surrounding roads.

EPC - TBC  
Council Tax - A  
Tenure - Freehold (subject to solicitor confirmation)





## Approach



## Living Room

14'9" max x 11'10" max (4.50 max x 3.63 max )  
with bay window to the front and leading into the Dining room



## Kitchen

16'4" max x 5'10" max (5.00 max x 1.80 max )  
Galley style kitchen with an array of base and wall units, side access door



## Bedroom One

14'9" max x 11'9" max (4.50 max x 3.60 max )  
Set on the second floor of the property and the largest of all three double bedrooms with eaves storage



## Dining Room

12'8" max x 11'10" max (3.87 max x 3.63 max )  
With original fireplace feature, under stairs storage cupboard and leads into the kitchen



## Bathroom

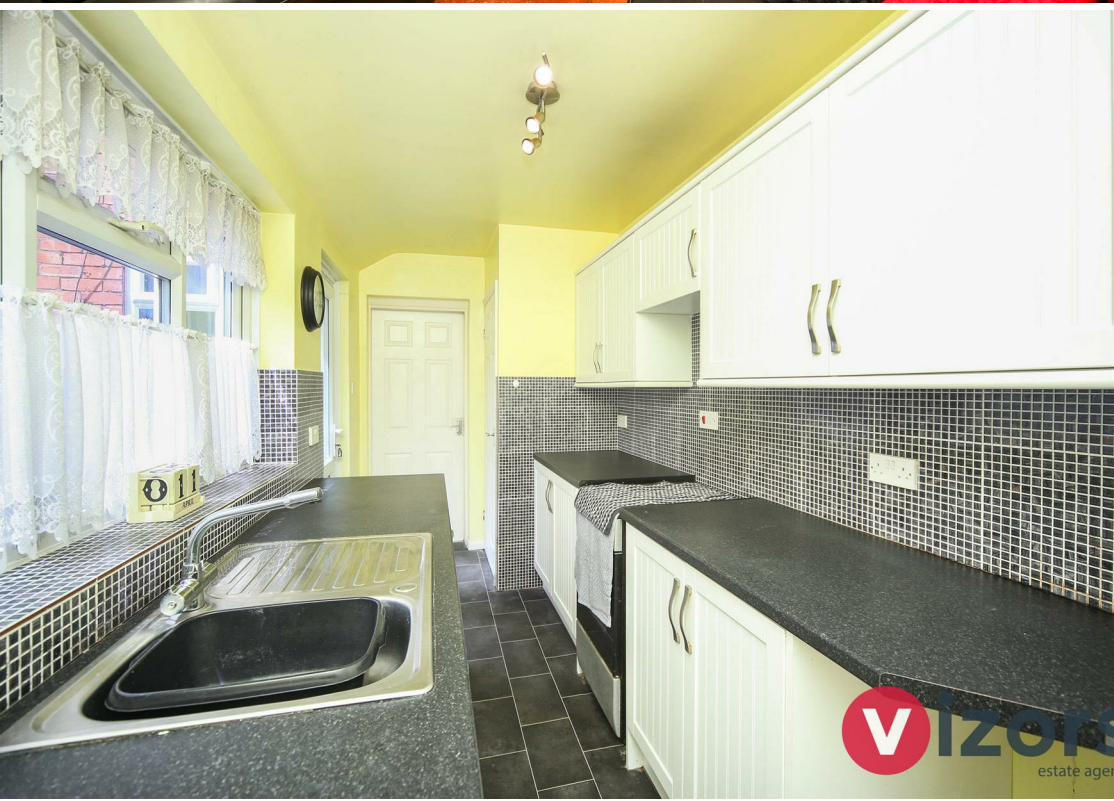
8'10" max x 5'10" max (2.70 max x 1.80 max )  
With basin, WC and shower over bath



## Bedroom Two

12'5" max x 11'9" max (3.80 max x 3.60 max )

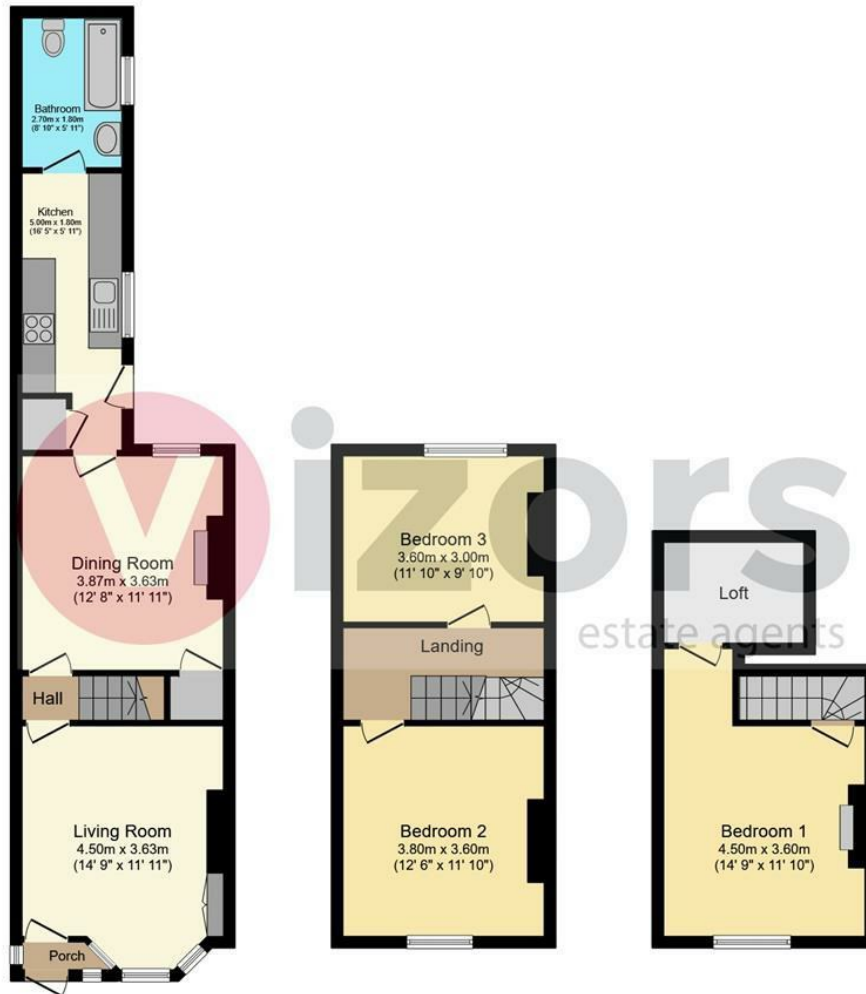












**Ground Floor**

**First Floor**

**Second 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) <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 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>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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