



170 DONNINGTON CLOSE, REDDITCH, B98 8QF  
ASKING PRICE £245,000

EXTENDED TO THE FRONT, SIDE AND REAR!! UNEXPECTEDLY BACK ON THE MARKET - This 3 bedroom semi-detached home set in the popular area of Church Hill South. This impressive property offers an ample driveway to the front along with modern accommodation throughout which must be seen to appreciate the overall size of accommodation on offer.

The ground floor of the property offers entrance porch, extended living room with stairs to the first floor landing, open plan kitchen/diner which has been renovated by the current owner, the largest of all three bedrooms, with a modern shower room right next to it, and an adapted garage (which could be utilised as an office/play room, laundry or similar) plus remainder section of garage (storage). To the first floor are two further double bedrooms and a further modern shower room. At the rear of the property is a low maintenance, enclosed garden.

EPC - D  
Council Tax - C  
Tenure - Freehold (subject to solicitor confirmation)

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



### Approach

The property is approached via the driveway at the front of the property leading to the front door and storage garage



### Living Room

12'9" max x 11'9" max (3.90 max x 3.60 max )  
Extended to the front with stairs to the first floor landing



### Kitchen Diner

20'4" max x 15'8" max (6.20 max x 4.80 max )  
With an array of base and wall units and space for appliances opening out to the dining room with patio doors to the rear garden



### Bedroom 3 (ground floor)

13'1" max x 9'6" max (4.00 max x 2.90 max )



### Bedroom 1

12'5" max x 9'10" max (3.80 max x 3.00 max )  
Double bedroom with storage cupboard



### Shower room (ground floor)

6'6" max x 4'11" max (2.00 max x 1.51 max )  
With shower enclosure, basin and WC

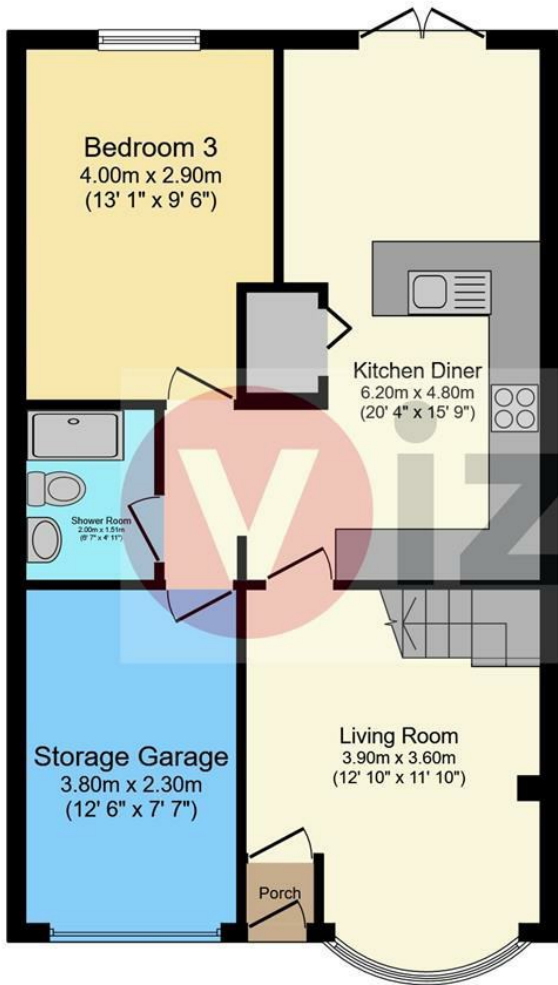


### Bedroom 2

11'1" max x 8'8" max (3.40 max x 2.65 max )





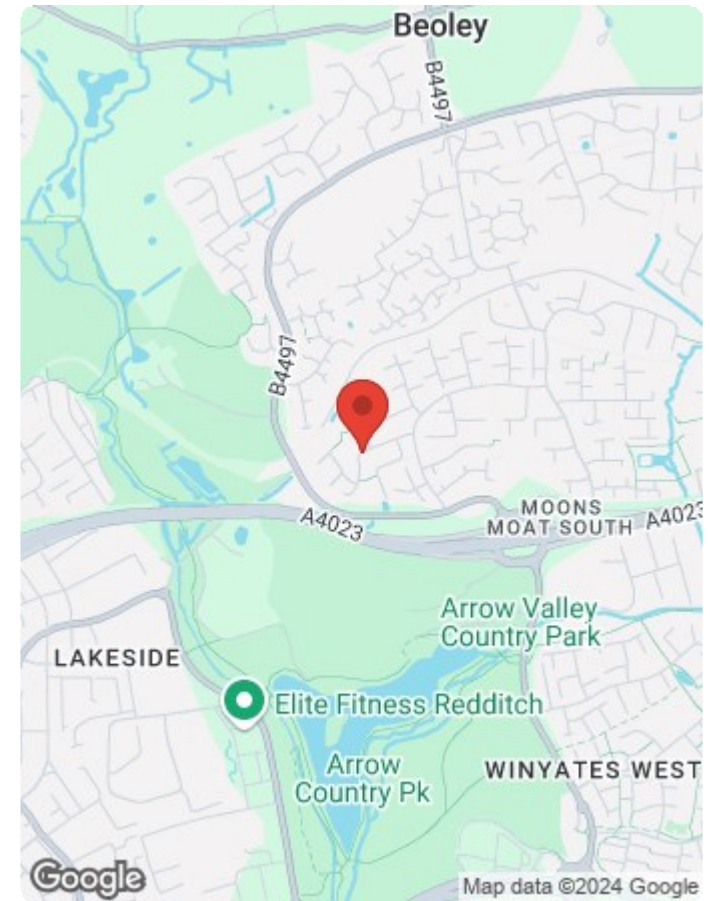


**Ground Floor**



**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) <b>A</b>			<b>61</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>			<b>84</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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