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**129 VICARAGE CRESCENT, REDDITCH, B97 4RR**  
**OFFERS OVER £300,000**

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estate agents

# 129 VICARAGE CRESCENT, REDDITCH, B97 4RR

A simply stunning three bedroom semi-detached property, set in an enviable corner/end plot position, backing onto a wooded area. The current owner has updated and modernised this well proportioned property to an impressive standard, meaning that viewing is strongly advised.

This beautiful property offers; entrance hall, lovely living room, open plan re-fitted kitchen diner, two generous double bedrooms plus pleasant single third bedroom, modern bathroom with separate WC.

In addition, the property has a generous rear garden, backing onto a wooded area. A driveway at the front leading to a large garage. There is a loft ladder leading up to a boarded & carpeted loft area, making this a useful extra space (the agent makes clear that this is an improved loft and not officially converted with regulations approval into a room).

View quickly on this one!!

EPC Rating- C.

Council Tax- C.

Tenure- Freehold (awaiting solicitors confirmation).

## Approach

Driveway to the front leads to the large garage and main front entrance via enclosed entrance porch into;

## Entrance Hall

With part modern wall paneling, stairs off to the first floor and leads off to;

## Living Room

15'10" max x 12'9" max (4.84m max x 3.90m max)

## Kitchen Diner

20'4" max x 13'1" max (6.20m max x 4.00m max)

## First Floor Landing

Loft access with ladder attached (the loft area is boarded and carpeted, the agent makes clear that this is an improved loft area and is not converted with regulations into a room). Landing then leads off to;

## Bedroom One

15'8" max x 12'10" max (4.80m max x 3.93m max)

## Bedroom Two

12'10" max x 12'6" max (3.93m max x 3.82m max)

## Bedroom Three

10'10" max x 7'2" max (3.31m max x 2.20m max)

## Bathroom

7'2" max x 5'10" max (2.20m max x 1.80m max)

## Sep WC

## Rear Garden

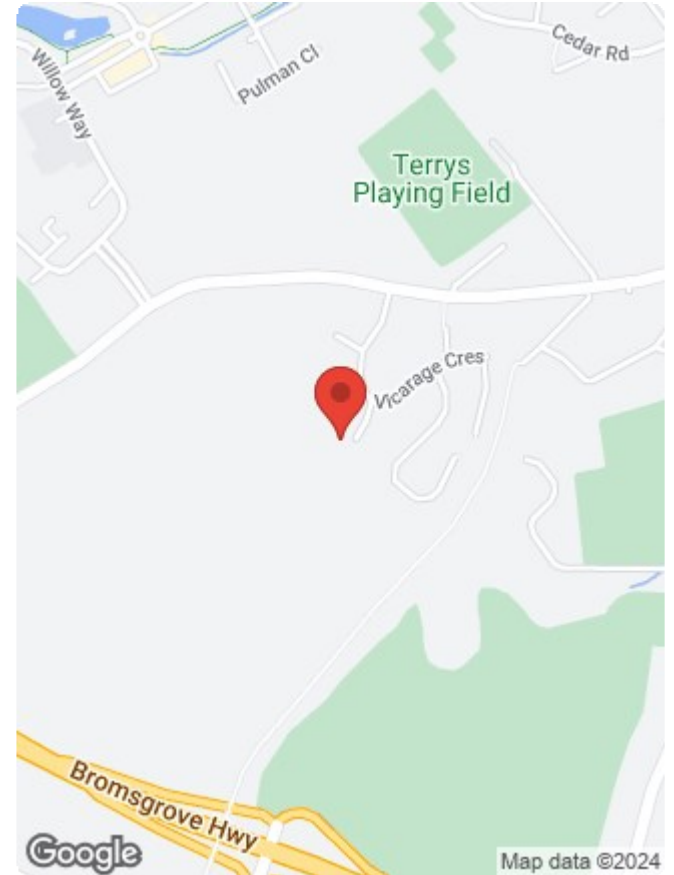
The agent feels the rear garden to be a particular

selling point to this property. An initial paved area, lawn, flowers and shrubs. There are raised sleeper beds and an abundance of shrub, trees and flowers. Rear access to the garage and backs onto a wooded area.

## Garage

15'8" max x 14'9" max (4.80m max x 4.50m max)

This large garage has an angled wall and hence varies in width.



| 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 |                         |           |
|   | 69                      | 81        |
|   | EU Directive 2002/91/EC |           |
|   | England & Wales         |           |

| 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>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|   |                         |           |
|   | EU Directive 2002/91/EC |           |
|   | England & Wales         |           |



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