



13 CROFT CLOSE, REDDITCH, B98 0JT
ASKING PRICE £279,950

13 CROFT CLOSE, REDDITCH, B98 0JT

On offer with no onward chain. This well presented three bedroom semi-detached property is set in the popular district of Winyates West, comprises; living room, dining room, fitted kitchen, three bedrooms, bathroom, ample driveway, low maintenance garden to the rear with garden room/workshop. Viewing is advised.

Council Tax Band- C

EPC Rating- C.

Tenure- Freehold (awaiting solicitor confirmation).

Approach

Driveway leads to the side of the property, with side gate access to the rear garden, main front entrance via entrance porch, open plan into;

Entrance Hall

With stairs off to the first floor and leads into;

Living Room

13'1" max x 13'1" max (4.00m max x 4.00m max)

Which leads into;

Dining Room

11'10" max x 9'10" max (3.63m max x 3.00m max)

Access out to the rear garden and leads into;

Kitchen

11'5" max x 7'2" max (3.50m max x 2.20m max)

Which has door out to the rear garden.

Landing

Doors lead off to;

Bedroom One

13'9" max x 10'8" max (4.20m max x 3.26m max)

Bedroom Two

9'10" max x 9'6" max (3.00m max x 2.90m max)

Bedroom Three

10'6" max x 6'6" max (3.21m max x 2.00m max)

Bathroom

7'2" max x 6'6" max (2.20m max x 2.00m max)

Outside

The rear garden is mainly paved and stone chipped, with a side gate access and a garden room/workshop/man cave.



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			
		69	84
		EU Directive 2002/91/EC	

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			
		EU Directive 2002/91/EC	



Vizor Estate Agents Ltd
Company No. 7848499



Hyde House, 52 Bromsgrove Road, Redditch, B97 4RJ

Tel: **01527 584 533**

www.vizorestates.com

