



96 DONNINGTON CLOSE, REDDITCH, B98 8QE
OFFERS OVER £190,000

96 DONNINGTON CLOSE, REDDITCH, B98 8QE

This well presented two bedroom semi-detached home is set in the popular district of Church Hill South, and is offered with no onward chain. The agent feels the property could well suit first time buyers, or investors alike. The property offers; driveway to the front, entrance hall, living room with stairs off, kitchen diner, conservatory, two bedrooms, bathroom and pleasant garden to the rear.

Council Tax Band- B
EPC Rating- C
Tenure- Freehold (awaiting solicitor confirmation).

Approach

There is a block paved driveway to the front which leads to the main entrance at the side of the house and rear access around to the rear garden.

Entrance Hall

Leading into;

Living Room

19'8" max x 11'9" max (6.00m max x 3.60m max)

With stairs leading to the first floor landing.

Kitchen Diner

11'1" max x 10'9" max (3.40m max x 3.30m max)

Leads out to the conservatory

Conservatory

10'7" max x 9'4" max (3.25m max x 2.86m max)

Which leads out to the rear garden.

First Floor landing

With door to airing cupboard housing the boiler. Landing has doors leading off to;

Bedroom One

11'1" max x 10'10" max (3.40m max x 3.31m max)

Bedroom Two

11'1" max x 7'10" max (3.40m max x 2.40m max)

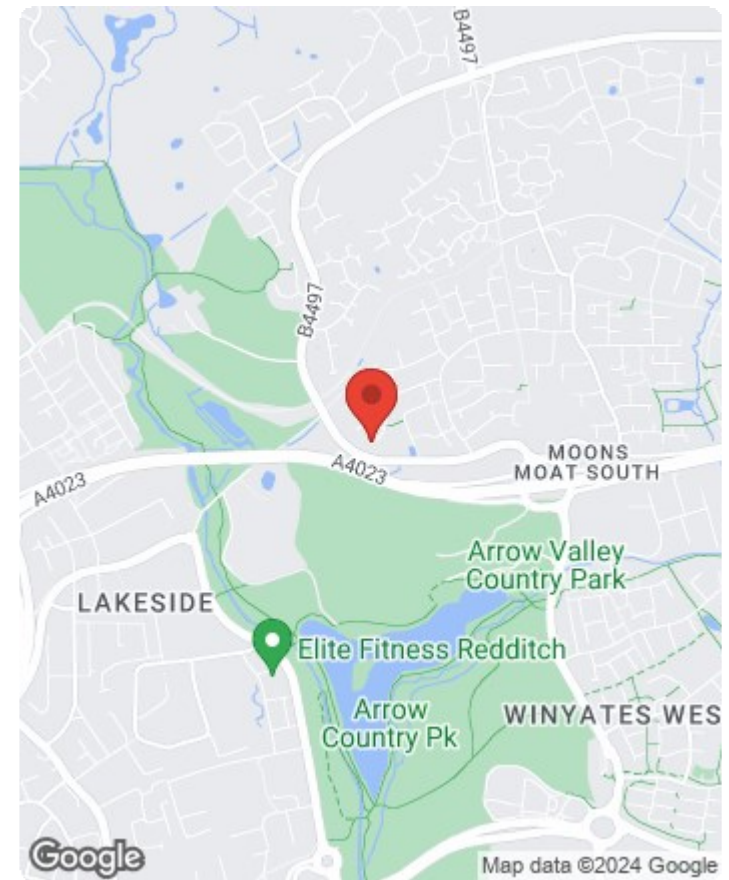
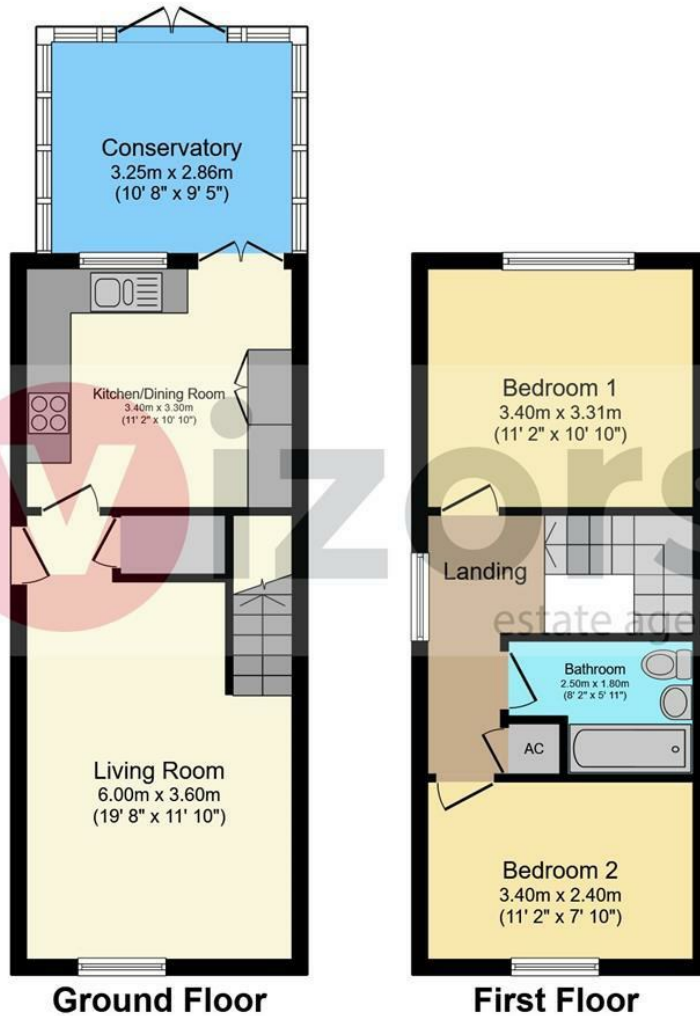
Bathroom

8'2" max x 5'10" max (2.50m max x 1.80m max)

Rear Garden

Side gate access, mainly lawn with paved areas, with shrubs and flowers.





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	

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	



Vizor Estate Agents Ltd
Company No. 7848499



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

Tel: 01527 584 533 www.vizorestates.com

