



13 OUTWOOD CLOSE, REDDITCH, B98 7YE
OFFERS OVER £400,000

A THREE BEDROOM DETACHED BUNGALOW SAT ON AN OUTSTANDING, MATURE PLOT.

This well proportioned detached property is expected to suit buyers looking for a generous & established plot, offering ample parking & DOUBLE GARAGE.

Offered with no onward chain, the property comprises; large 'L' shaped living room diner, recently re-fitted kitchen, utility, three bedrooms, en-suite shower room to bedroom one, main bathroom.

Outside there is a double garage, generous driveway and an expansive rear garden, offering mature & private gardens. Parts of the property have been recently updated, but others will require some modernising. Viewing is essential.

Council Tax Band- F.

EPC Rating- C.

Tenure- Freehold (awaiting 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

Driveway offers ample off road parking, plus area to the side of double garage and side gate access. Main front entrance via entrance door into;



Utility

9'10" max x 5'6" max (3.00m max x 1.7m max)



En-suite Shower Room

9'10" max x 8'6" max (3.00m max x 2.60m max)

Entrance Hall

Doors to cupboard and doors lead off to;

'L' shaped Living Room Diner

24'11" max x 17'8" max (7.60m max x 5.40m max)
With patio doors leading out to the rear garden.



Bedroom One

13'1" max x 12'5" max (4.00m max x 3.80m max)
With built in wardrobes and door into;



Bedroom Two

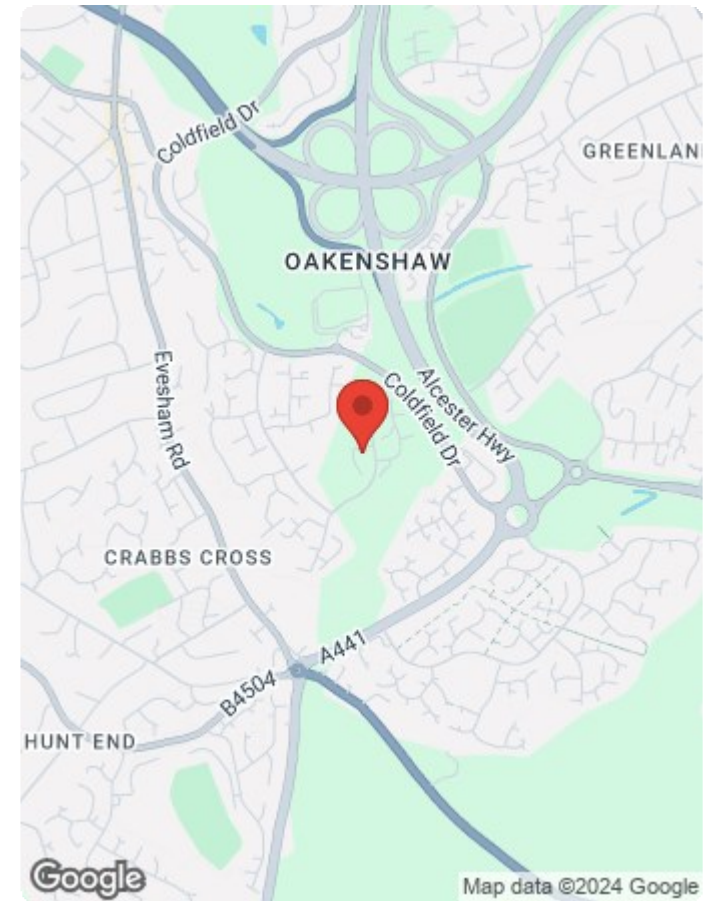
13'1" max x 9'3" max (4.00m max x 2.84m max)
With built in wardrobes.

Kitchen

17'0" max x 9'10" max (5.20m max x 3.00m max)
With door at the side and leads into utility;







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	71	81

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		



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