



61 CRANHAM CLOSE, REDDITCH, B97 5AZ
ASKING PRICE £350,000

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IMPRESSIVE EXTENDED THREE BEDROOM DETACHED HOME!!!

This beautifully presented, extended detached home is set in this enviable location, in close proximity of Morton Stanley Park, Redditch Golf Course, local schools and amenities. The property has been lovingly maintained, and improved by the current owners, comprising; living room, modern fitted kitchen diner, extension to the side of the kitchen offering utility & guest WC, two double bedrooms plus single bedroom, and modern bathroom suite. There is an impressive, well stocked & well maintained garden to the rear, garage and driveway to the front.

Viewing is strongly advised.

Approach

Driveway leads to the garage, side gate to the rear garden, and main front entrance door into;

Entrance Hall

Stairs off to the first floor, door leads into;

Living room

15'5" max x 10'5" max (4.70 max x 3.20 max)
Leads into;

Kitchen/Diner

16'8" max x 9'10" max (5.10 max x 3.00 max)
With a range of integrated appliances, door at the side leading into;

Utility

11'9" max x 7'10" max (3.60 max x 2.40 max)
Door giving integral access to the garage and door leads into;

Guest WC

Landing

Doors lead off to;

Bedroom One

12'5" max x 9'10" max (3.80 max x 3.00 max)
With built-in wardrobes.

Bedroom Two

10'5" max x 8'10" max (3.20 max x 2.70 max)
With a built-in cupboard/wardrobe.

Bedroom Three

9'10" max x 6'2" max (3.00 max x 1.90 max)
With built-in storage.

Bathroom

7'2" max x 5'6" max (2.20 max x 1.70 max)

Garage

18'5" max x 8'2" max (5.62 max x 2.50 max)
Integral access via the utility.

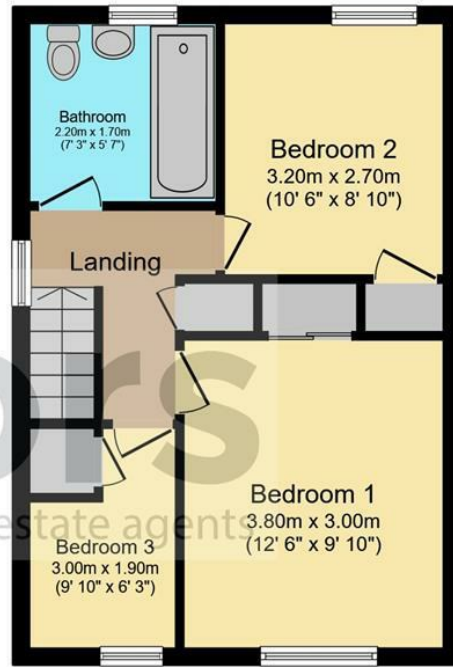
Garden

The agent feels the rear garden to be a real feature of this property, not only is it a generous size, but it's also well stocked and mature. There is a side gate access, initial paved patio area, lawn beyond and an abundance of shrubs/flowers & trees.

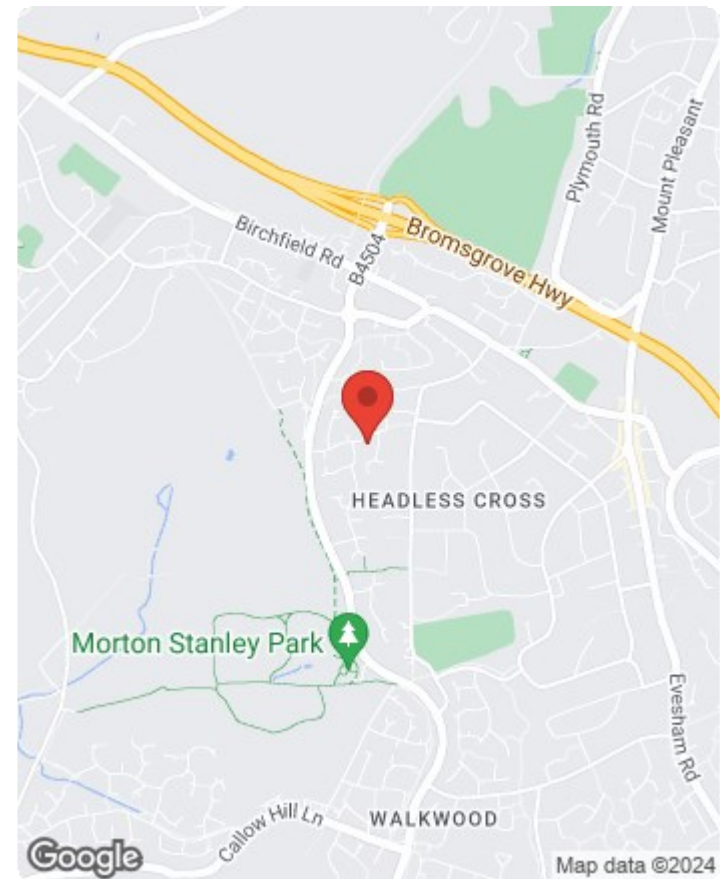




Ground Floor



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) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(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			83
(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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