



3 ICKNIELD STREET, REDDITCH, B98 9AD
ASKING PRICE £450,000

DECEPTIVELY SPACIOUS THREE BED DETACHED BUNGALOW WITH DOUBLE GARAGE AND ON OFFER WITH NO ONWARD CHAIN!!!

'Pumpkin' is superbly located, set on the outskirts of Church Hill North, very close to the border of the popular village of Beoley. This incredibly deceptive bungalow offers spacious accommodation, comprising; kitchen with utility off, living room, dining room, conservatory, three bedrooms, en-suite shower room to Bedroom one, bathroom, gardens to the front and rear, double detached garage and driveway (access from the road is shared with 5 Icknield Street). On offer with no onward chain, viewing is strongly recommended.

EPC- (In progress).
Council Tax Band- E.
Tenure- Freehold (subject 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 leads to the double garage and up to the main front entrance which leads into;



Entrance Hall

Has doors off to Living Room and to Kitchen.

Living Room

20'4" max x 11'10" max (6.20m max x 3.62m max)



Kitchen

11'5" max x 11'1" max (3.50m max x 3.40m max)
Doors lead from both the Living Room & Kitchen into;



Dining Room

14'0" max x 11'1" max (4.27m max x 3.40m max)
Which in-turn leads to the Conservatory and door into an Inner Hallway;



Conservatory

13'1" max x 10'5" max (4.00m max x 3.20m max)



Inner Hallway

Doors lead off to;

Bedroom One

14'2" max x 10'5" max (4.32m max x 3.20m max)
With fitted wardrobes and door out to the rear garden. Further door leads to;

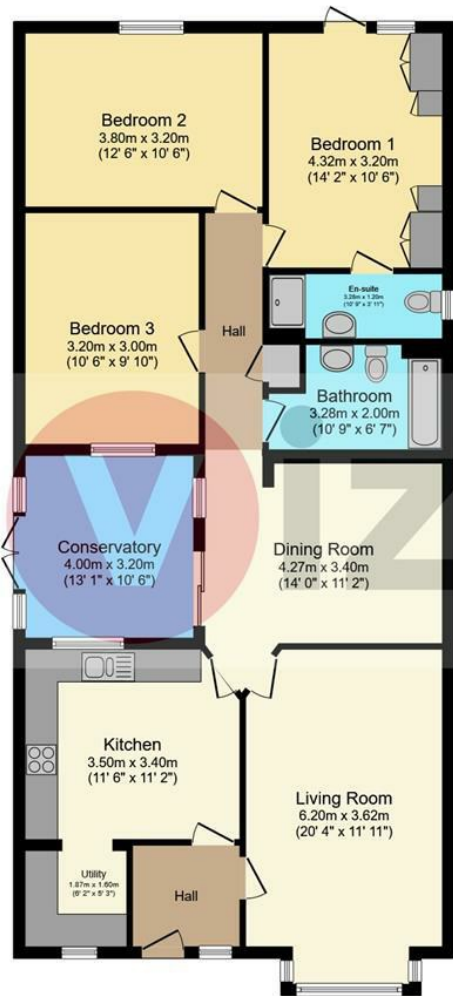


En-suite Shower room

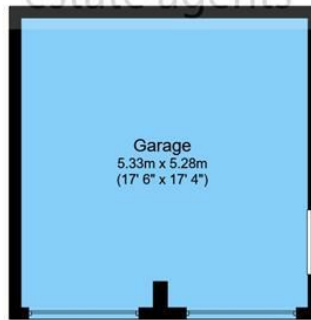
10'9" max x 3'11" max (3.28m max x 1.20m max)





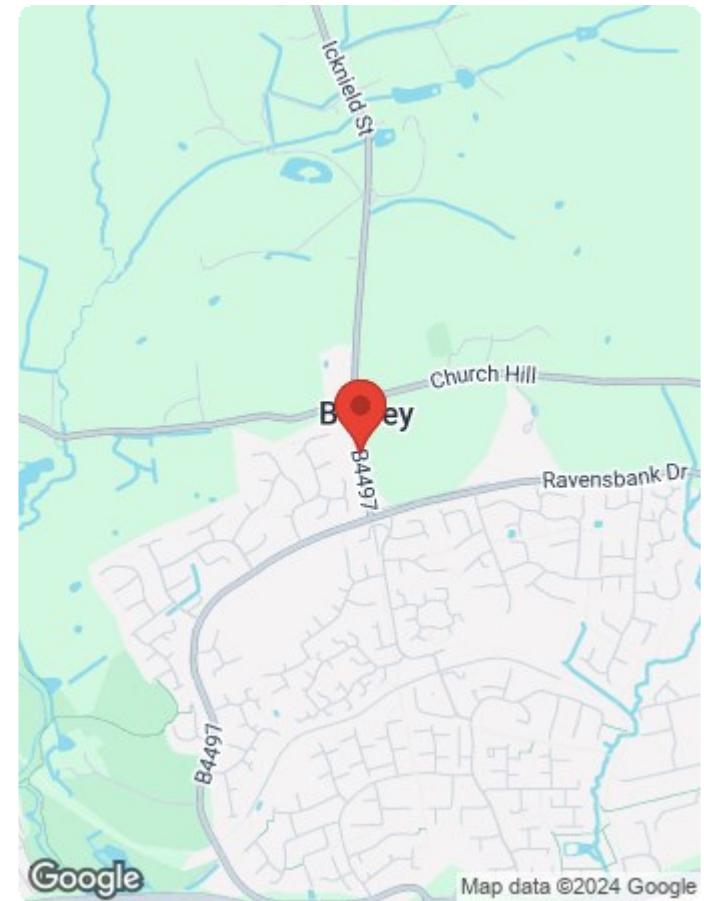


Floor Plan



Garage

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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		

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



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