



4 BARFORD CLOSE, REDDITCH, B98 0BA
ASKING PRICE £300,000

IMPRESSIVE, EXTENDED THREE BEDROOM SEMI-DETACHED HOME

This beautiful, extended three bedroom semi-detached home has been lovingly improved and maintained by its current owners, and as such internal inspection is highly recommended.

Comprising; living room, outstanding fitted kitchen with dining/breakfast room off, utility room, ground floor guest WC, large double glazed conservatory/sun room, two double bedrooms plus third single bedroom, recently re-fitted shower room, driveway and storage garage area (partially adapted), impressive garden to the rear. View soon or avoid missing out!!!

Council Tax Band- C.

EPC Rating- (In progress).

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

The property is approached via a tarmac driveway leading to the porch door and storage garage



Living Room

13'1" max x 10'9" max (4.00 max x 3.30 max)
With double doors leading from the hallway



Kitchen/Dining Room

22'11" max x 11'1" max (7.00 max x 3.40 max)
Open plan kitchen diner with an array of base and wall units, dining area and sky light over the kitchen



Utility

11'9" max x 7'3" max (3.60 max x 2.21 max)
With an array of base and wall units and space for appliances



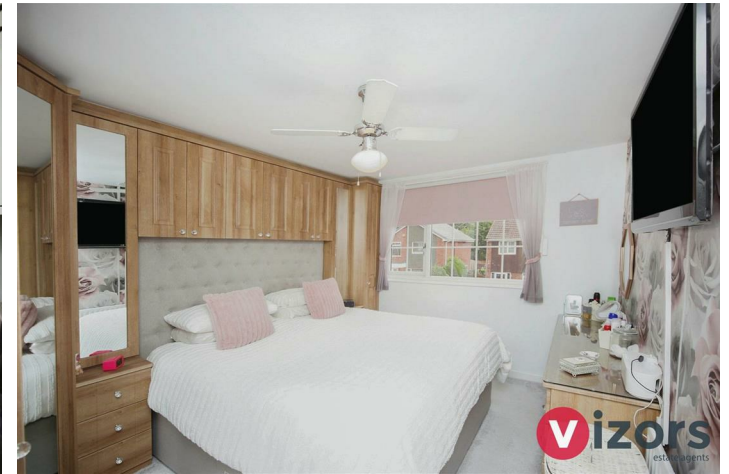
Conservatory

22'11" max x 10'5" max (7.00 max x 3.20 max)
A multipurpose room leading out to the garden



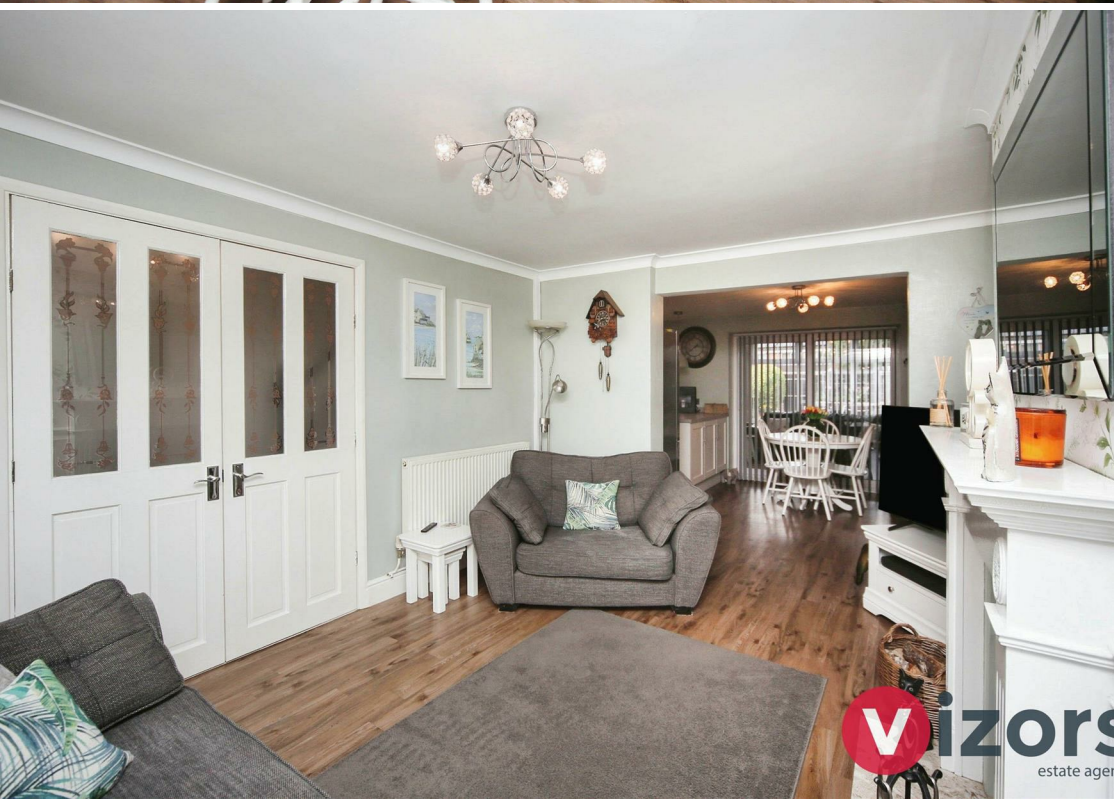
Bedroom One

13'1" max x 9'10" max (4.00 max x 3.00 max)
with built in wardrobes



Bedroom Two

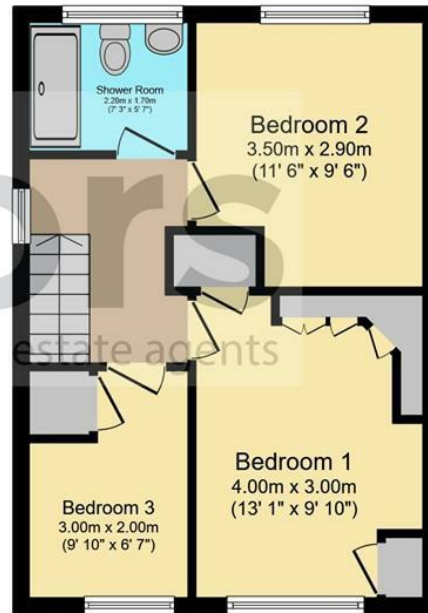
11'5" max x 9'6" max (3.50 max x 2.90 max)
further double bedroom







Ground Floor



First Floor



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



Vizor Estate Agents Ltd
Company No. 7848499



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

Tel: **01527 584 533** www.vizorestates.com