



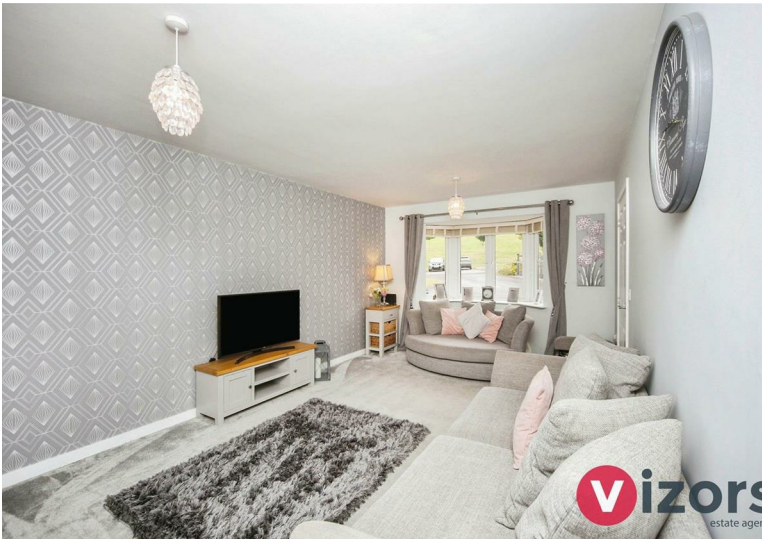
23 DOVECOTE CLOSE, REDDITCH, B97 6HG
£450,000

IMPRESSIVE FOUR BEDROOM DETACHED SET ON AN ENVIABLE PLOT WITH DETACHED DOUBLE GARAGE!!

Built approximately 10 years ago, this impressive property is set on the newer part of the Brockhill development. The position of the property means that it enjoys expansive views to the rear, as well as looking over grassed areas to the side and front. The property offers; large open plan kitchen/breakfast/family room, living room, utility room, guest WC, four bedrooms, en-suite to bedroom one and house bathroom. Outside, there is a detached double garage, generous driveway and pleasant garden to the rear. Viewing is advised.

Council Tax Band-
EPC Rating- In progress
Tenure- Freehold (awaiting solicitors 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 large driveway leading to the detached double garage and the front door of the property



Living Room

17'8" max x 11'6" max (5.40 max x 3.51 max)

With bay window feature and patio doors leading to the garden



Open plan Kitchen/Dining/Living space

31'5" max x 9'3" max (9.60 max x 2.82 max)

Open plan space with kitchen area, dining section and snug/living area



Utility Room

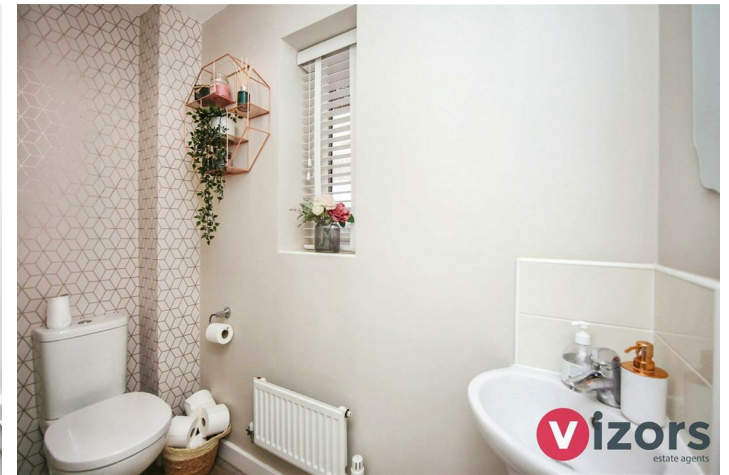
11'9" max x 6'10" max (3.60 max x 2.10 max)

With an array of base and wall units and spaces for appliances along with side access door



Guest WC

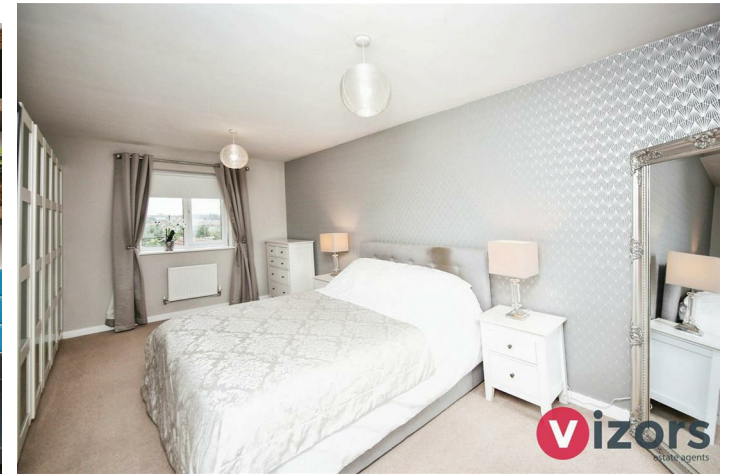
With basin & WC



Bedroom One

18'0" max x 11'9" max (5.50 max x 3.60 max)

Principal bedroom with dual window aspect and door into the ensuite

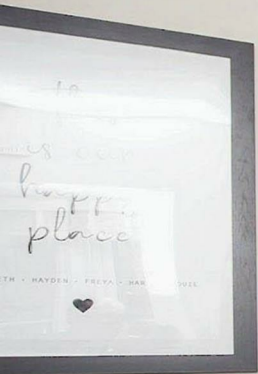


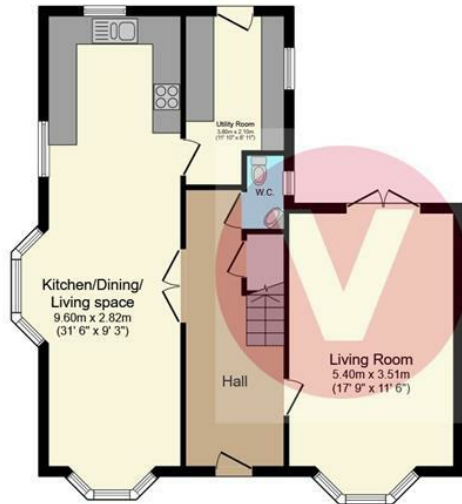
Ensuite

9'3" max x 5'8" max (2.83 max x 1.75 max)

With basin, WC and shower enclosure



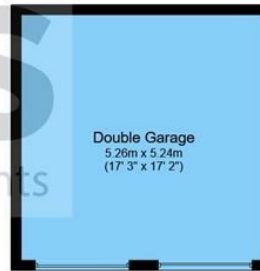




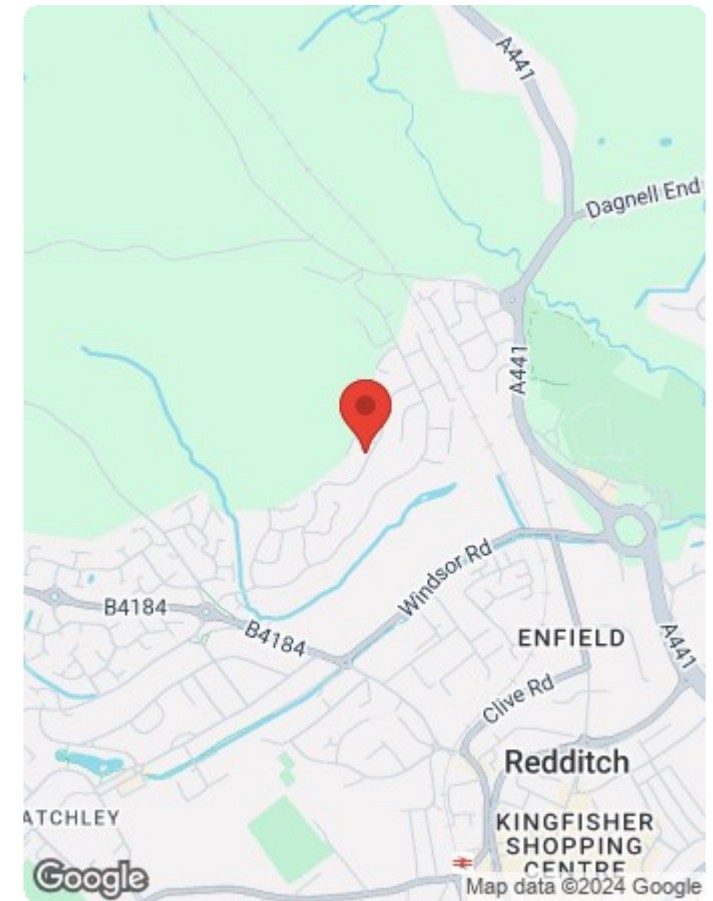
Ground Floor



First Floor



Garage



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	79	87

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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