



1 ELM COURT ELM ROAD, REDDITCH, B97 6HB
OFFERS OVER £210,000

ON OFFER WITH NO CHAIN, TWO BEDROOM SEMI-DETACHED HOME ON A GENEROUS PLOT!

This impressive two bedroom semi-detached home is set on a generous end/corner plot, located in an incredibly convenient position, offering easy access to Redditch town centre, and both the main bus & train stations. The property offers; kitchen, living room leading out onto the rear garden, two bedrooms and bathroom.

Outside is a very generous rear/side garden and one allocated parking space. No chain. Viewing is advised.

Council Tax Band- B.

EPC Rating- C.

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

Steps lead up to the main front entrance and side gated access to the side/rear garden. There is an allocated parking space in the residents car parking area at the rear. Main front entrance is via an enclosed porch and leads into;

Kitchen

13'1" max x 11'3" max (4.00m max x 3.45m max)
Door then leads through into;

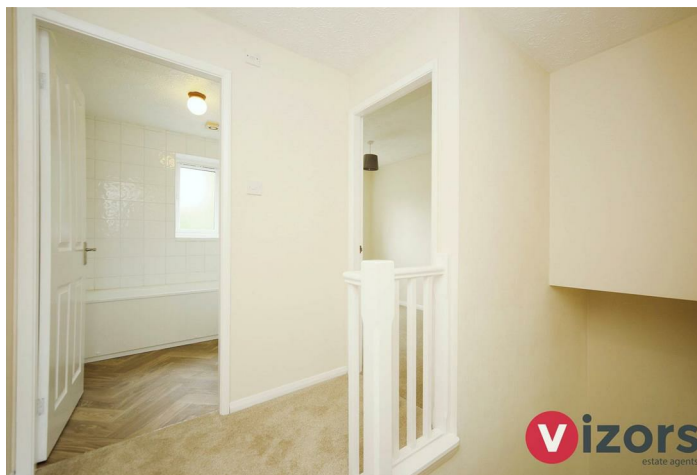
**Living Room**

16'4" max x 13'1" max (5.00m max x 4.00m max)

This room incorporates the stairs leading to the first floor landing and doors leading out to the rear garden.

**Landing**

Leads off to;

**Bedroom One**

13'1" max x 12'5" max (4.00m max x 3.80m max)

**Bathroom**

7'6" max x 6'6" max (2.30m max x 2.00m max)

**Bedroom Two**

11'9" max x 7'2" max (3.60m max x 2.20m max)
With built in cupboard.

**Outside**

The agent feels the rear garden to be a particular feature of this property. The garden wraps around to the side also and means the property offers a particularly generous rear garden. In addition, there is an allocated parking space in a residents parking area at the rear.



vizors
estate agents



vizors
estate agents

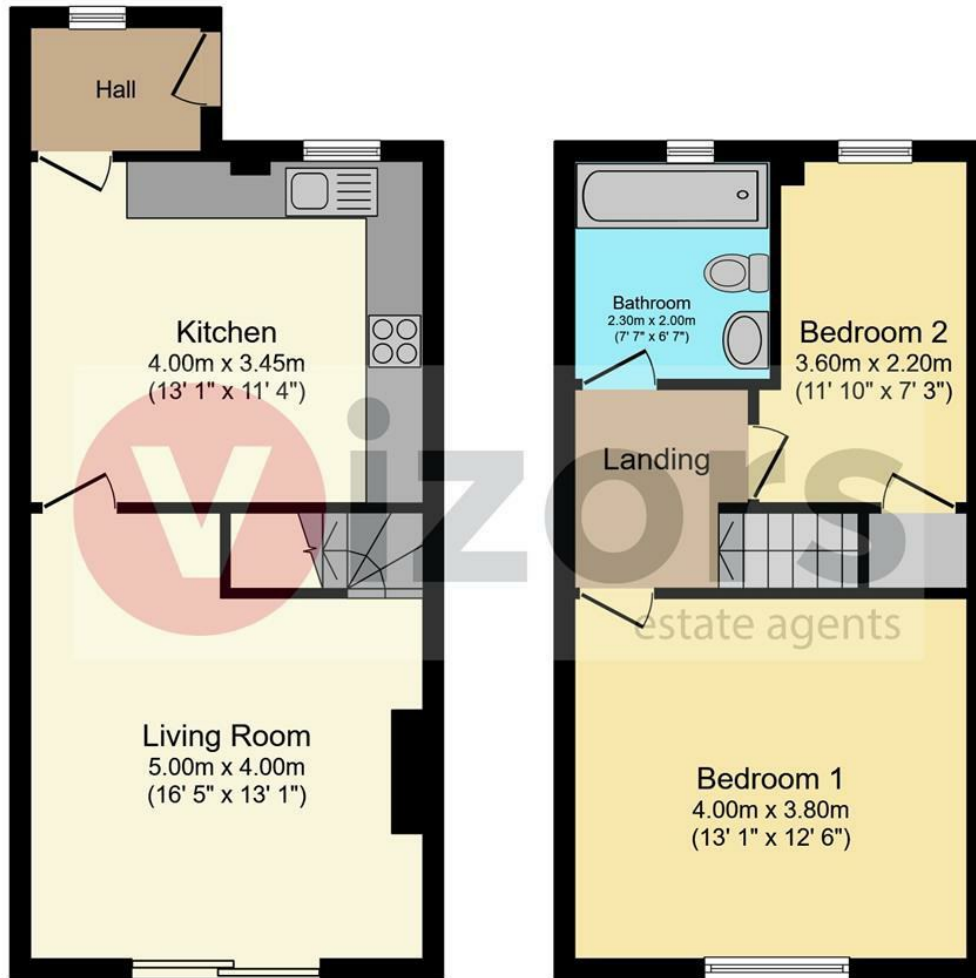


vizors
estate agents



vizors
estate agents

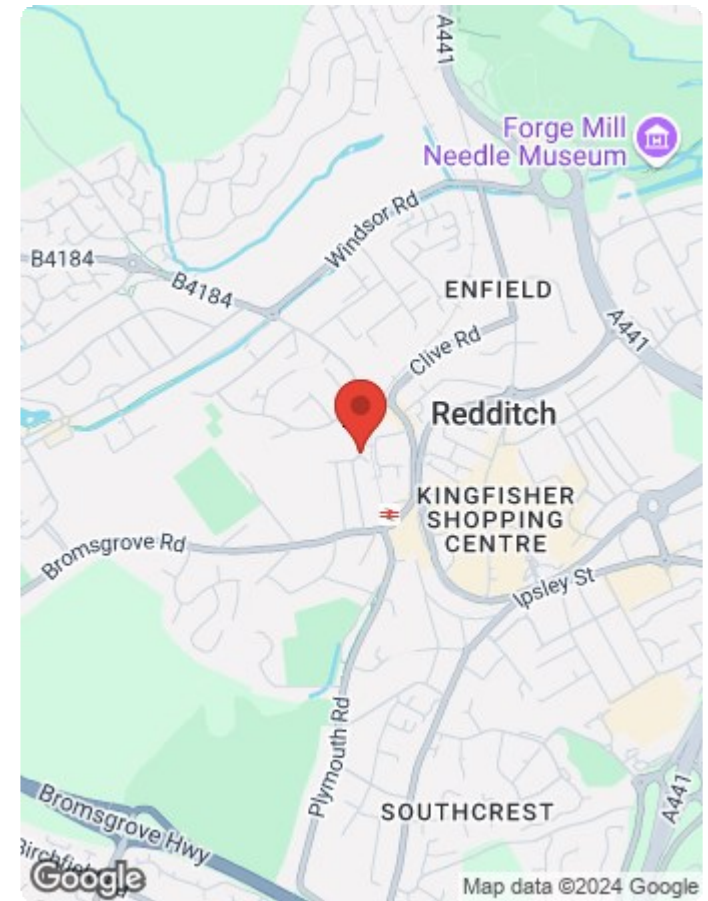




Ground Floor

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			87
(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	



Vizor Estate Agents Ltd
Company No. 7848499



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

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