



**23 ALDER CARR CLOSE, REDDITCH, B98 7PF**  
**OFFERS OVER £300,000**

Set in the popular area of Greenlands is this FOUR BEDROOM, Semi detached home which must be seen to appreciate the overall space on offer.

The property is split over three floors to allow for ample living space with the ground floor offering, hallway, kitchen diner with doors to the rear garden, guest WC, storage cupboards and internal door to the garage. To the first floor is a pleasant living room with Juliet balcony along with the principal bedroom which is very spacious, has fitted wardrobes and a modern ensuite shower room. To the second floor is a further double bedroom with built in wardrobes and second ensuite, two further good size bedrooms and a family bathroom with bath.

The property benefits from off road parking to the front, along with the garage and at the rear is a pleasant, enclosed rear garden offering patio area and lawn space which is well maintained.

EPC - C  
Council Tax Band - D  
Tenure - Freehold (subject to 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 driveway leading to the garage door along with pathway leading to the front door

### Kitchen/Dining Room

16'4" max x 12'1" max (5.00 max x 3.70 max)

Situated on the ground floor, With an array of base and wall units, and space for appliances along with dining section and doors out to the rear garden



### Guest WC

Situated on the ground floor, With basin and WC

### Living Room

16'4" max x 10'5" max (5.00 max x 3.20 max)

Situated on the first floor, With fireplace feature, and Juliet balcony over looking the rear garden



### Bedroom 1

14'5" max x 13'1" max (4.40 max x 4.00 max )

Situated on the first floor, Principal bedroom with built in wardrobes and door into the ensuite



### En-suite 1

8'0" max x 4'8" max (2.45 max x 1.44 max)

Situated on the first floor, Recently refurbished with vanity furniture housing the WC and basin along with shower enclosure



### Bedroom 2

10'5" max x 10'5" max (3.20 max x 3.20 max )

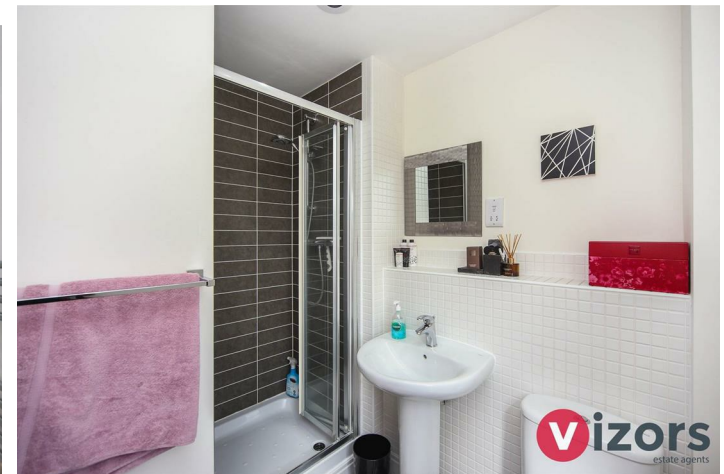
Situated on the second floor, An ample double bedroom with built in wardrobes and door into the second ensuite



### En-suite 2

8'0" max x 6'1" max (2.46 max x 1.86 max )

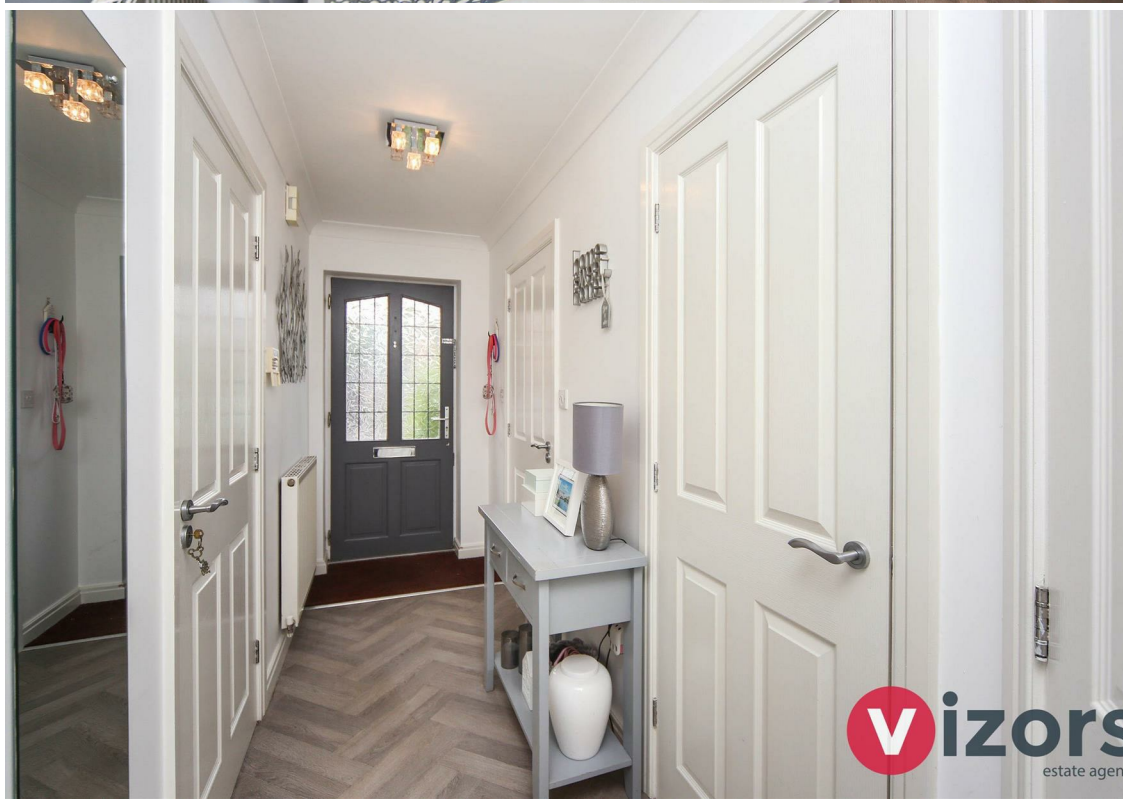
Situated on the second floor, With basin, WC and shower enclosure



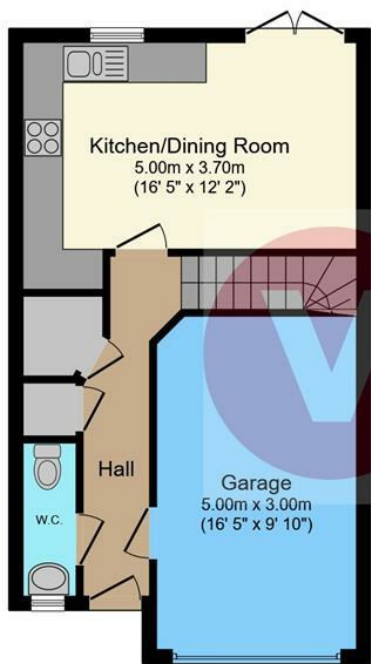
### Bedroom 3

13'5" max x 8'6" max (4.10 max x 2.60 max )

Situated on the second floor, A spacious third bedroom, overlooking the front aspect of the property.



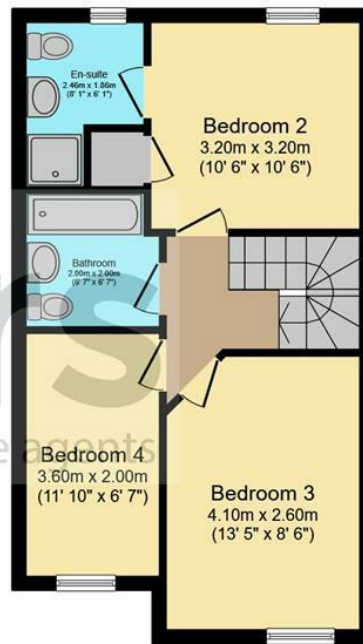




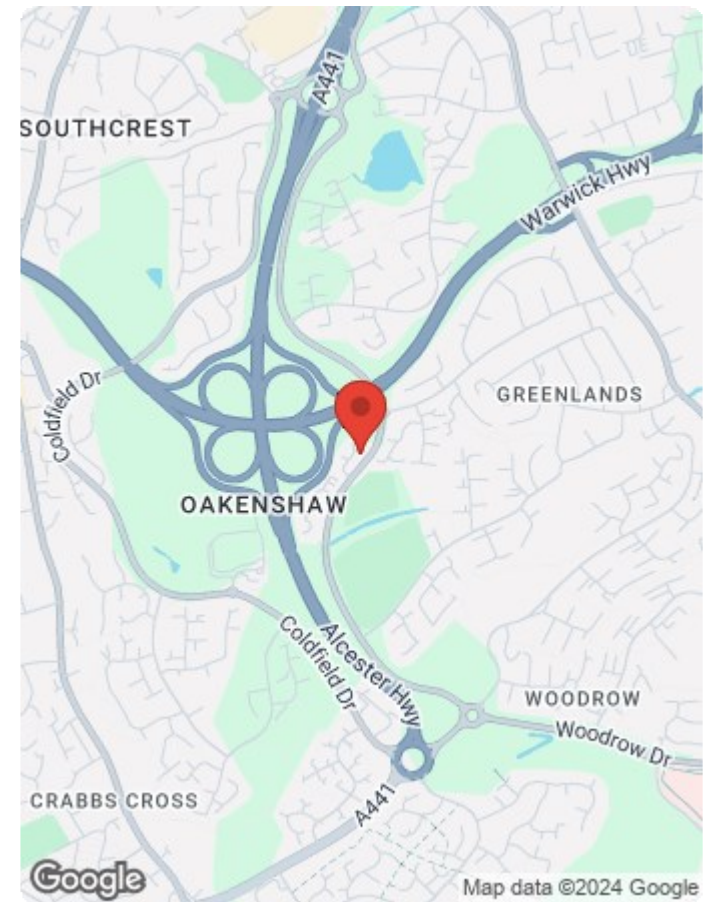
**Ground Floor**



**First Floor**



**Second Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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