



**FOR SALE**

01527 584533  
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8 SHELLEY CLOSE, REDDITCH, B97 5BE  
OFFERS OVER £400,000



**A SIMPLY STUNNING EXTENDED DETACHED BUNGALOW IN THE HIGHLY DESIRABLE DISTRICT OF HEADLESS CROSS!!**

This largely extended two bedroom detached bungalow has been vastly improved by its current owners, meaning we are offering for sale an excellent opportunity to acquire an incredible bungalow.

Set on this small cul-de-sac in Headless Cross, on an enviable plot, the property offers; extended living room/diner, kitchen with granite work tops, beautiful conservatory, impressive main bedroom (extended) with a substantial range of modern fitted furniture, En-suite to bedroom one, second double bedroom, stunning recently re-fitted bathroom (also extended), adapted garage (potential scope for full conversion into another room- subject of course to local planning consents and approval). Outside is an impressive, generous garden to the rear, and driveway to the front. An internal inspection is essential to appreciate all that is on offer!!!

Council Tax Band- D.

EPC Rating- C.

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

To the front of the property is a driveway. Main front entrance via enclosed entrance porch leading into;



### Entrance Hall

Which in-turn leads off to;

### Kitchen

11'3" max x 10'5" max (3.43m max x 3.20m max)

With a range of wall & base units, many integrated appliances, granite work tops. Door at the side which leads into;



### Side lobby

With wall mounted boiler, door to pantry/storage cupboard, door then leads into;

### Adapted Garage/Utility

15'8" max x 8'6" max (4.80m max x 2.60m max)

Used by the current owners as a laundry/utility area.



### Orangery

15'8" max x 12'1" max (4.80m max x 3.70m max )



### Living Room/Diner

25'7" max x 14'9" max (7.80m max x 4.50m max )

With bi-fold doors leading out of the rear garden.



### Bedroom One

25'7" max x 11'1" max (7.80m max x 3.40m max)

With a vast range of modern fitted bedroom furniture. Door into;



### En-suite

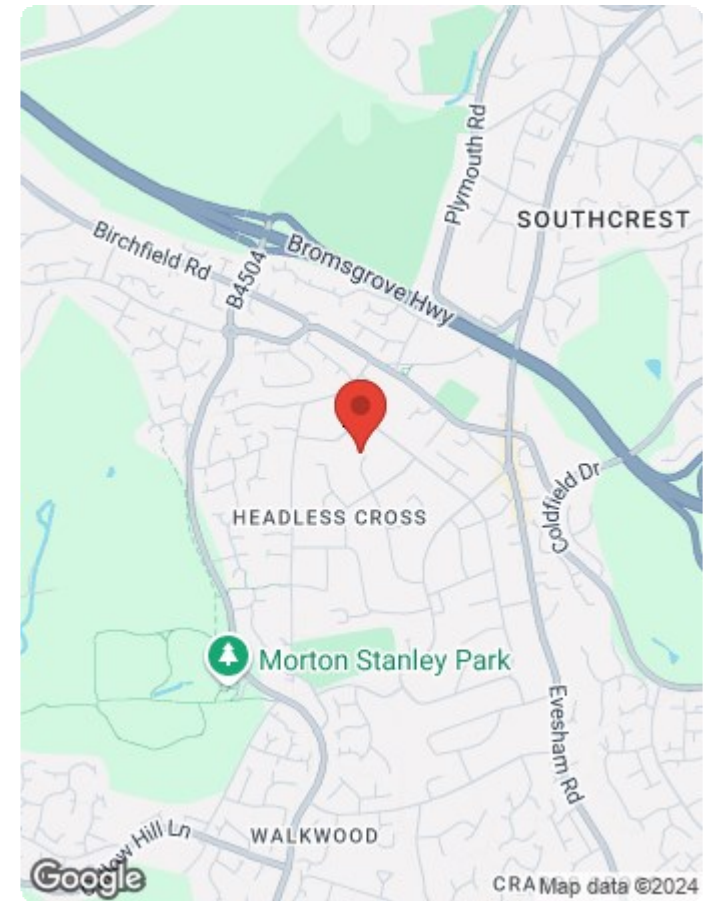
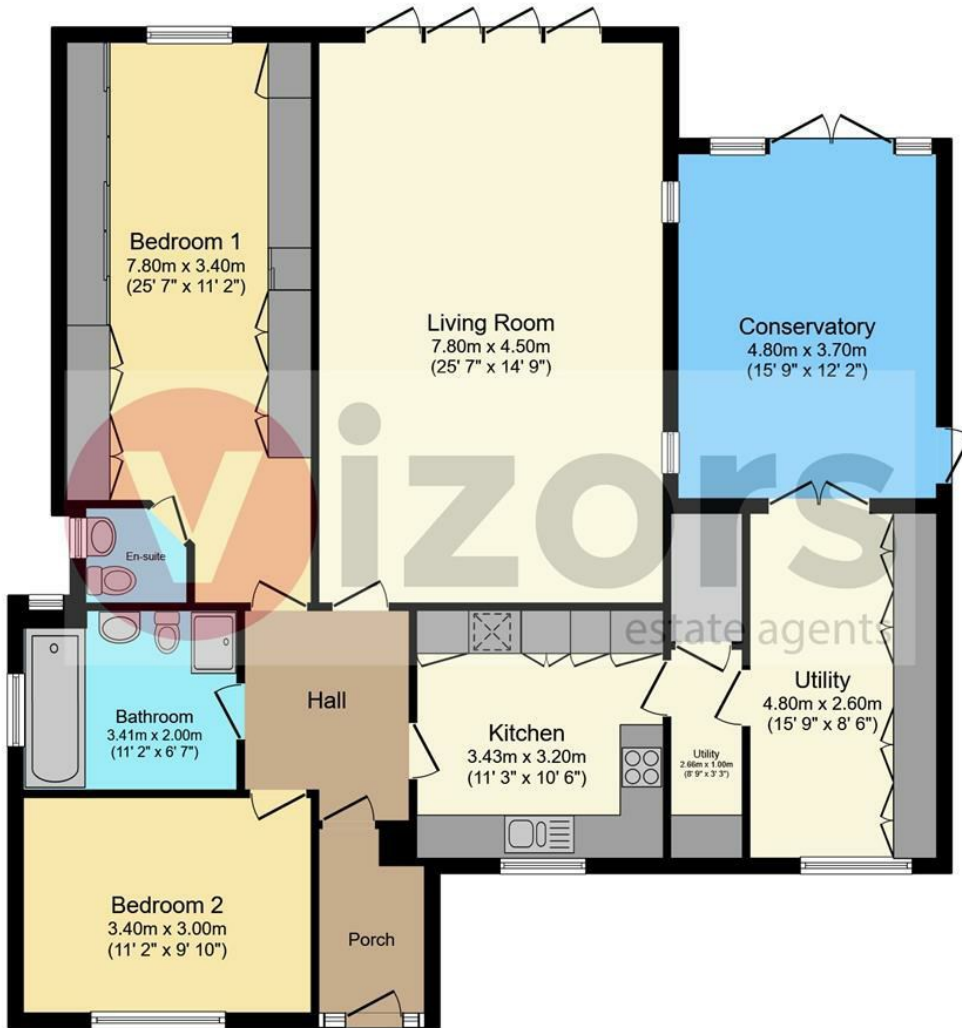




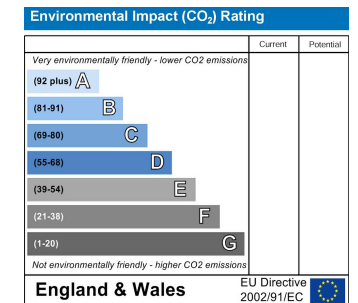
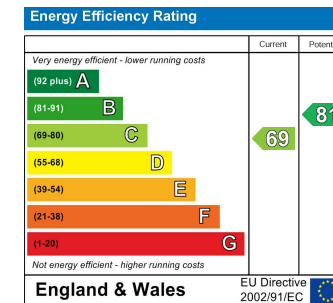








This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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