



18 EVESHAM ROAD, REDDITCH, B97 4LA  
ASKING PRICE £145,000

# 18 EVESHAM ROAD, REDDITCH, B97 4LA

IN NEED OF REFURBISHMENT!!!

A TWO BEDROOM TRADITIONAL TERRACE HOUSE IN POPULAR HEADLESS CROSS DISTRICT.

This characterful two bedroom mid terraced property is set in the popular district of Headless Cross, offering convenient access to local amenities. The property could suit a buy-to-let investor, or alternatively it could suit a first time buyer, not put off by works & refurbishment.

The property offers living room, kitchen, two bedrooms and bathroom, plus a garden to the rear.

## Approach

The main entrance door opens directly into the living room, a shared side access leads through to offer access to the rear and rear garden.

## Rear Garden

Mostly paved with chippings and shrubs.

## Living Room

13'1" max x 11'9" max (4.00m max x 3.60m max)

A door leads to stairs leading to the first floor, and door leads into;

## Kitchen

13'1" max x 11'9" max (4.00m max x 3.60m max)

With door to understairs storage cupboard and door out to the rear garden.

## First floor landing

Stairs lead off to the second floor, door to storage cupboard and doors to bedroom and bathroom.

## Bedroom One

13'1" max x 11'9" max (4.00m max x 3.60m max)

## Bathroom

8'6" max x 6'6" max (2.60m max x 2.00m max)

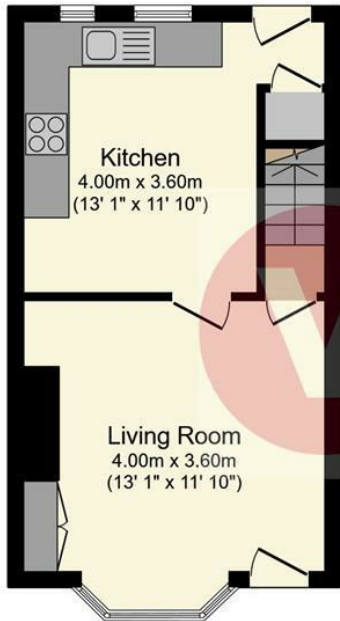
## Second Floor

## Bedroom Two

13'1" max x 11'9" max (4.00m max x 3.60m max)

This room incorporates a sloping ceiling/restricted head height in parts and also the stairs.

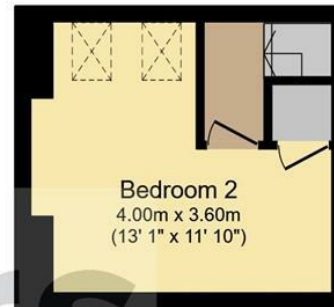




**Ground Floor**

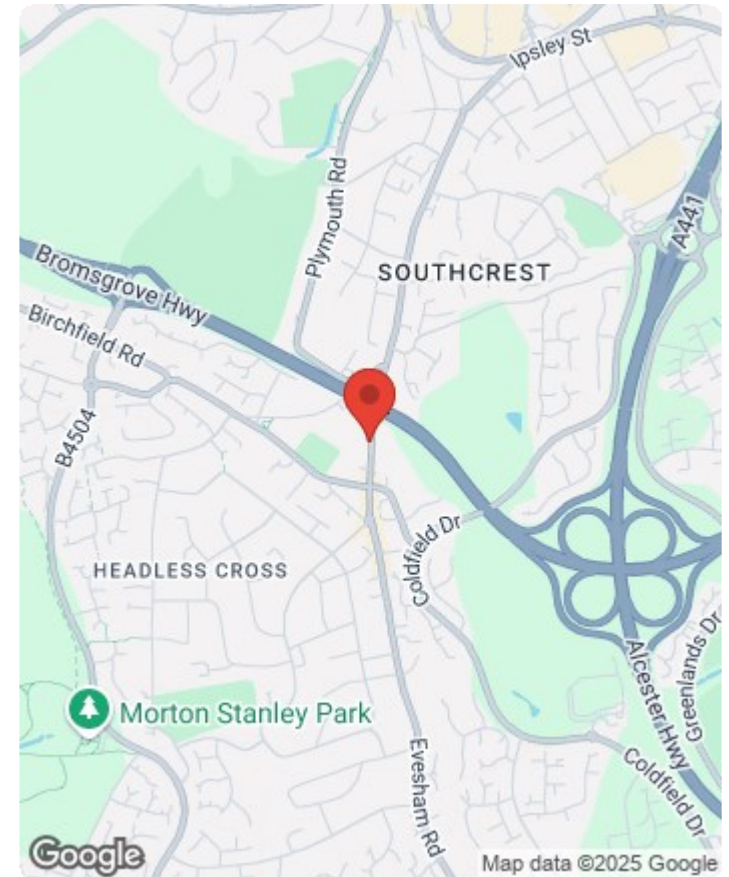


**First Floor**



**Second 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) <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	<b>84</b>

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	



Vizor Estate Agents Ltd  
Company No. 7848499



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

Tel: **01527 584 533** [www.vizorestates.com](http://www.vizorestates.com)

