



4 CLEOBURY CLOSE, REDDITCH, B97 6TG
ASKING PRICE £260,000

An immaculate three bedroom end of terrace property located in the popular district of Brockhill. This property is ideal for first time buyers or investors and would make an perfect family home. The ground floor of the property offers an entrance hall, downstairs W/C, Lounge, modern Kitchen Diner and conservatory. The first floor offers an ample master bedroom with fitted wardrobes, spacious second double bedroom and third single room. The family bathroom has been refurbished to a very high standard. To the outside of the property is a beautiful enclosed rear garden. To the outside of the property there is a garage and tandem length driveway. Viewing is advised to appreciate the over all size and condition of property on offer.

EPC- C
Council Tax- 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 a part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.



Approach

With fore garden leading to the front door and off road parking to the side leading to the garage



Lounge

15'5" max x 11'9" max (4.72 max x 3.60 max)

With window to the front aspect and door leading into the kitchen/diner



Guest WC

2'7" max x 5'6" max (0.80 max x 1.70 max)

With basin & WC



Kitchen/Diner

15'5" max x 10'8" max (4.70 max x 3.27 max)

With an array of base and wall units, understairs storage and sliding doors into the conservatory



Conservatory

10'10" max x 7'10" max (3.31 max x 2.40 max)

With doors opening out into the garden and door into the garage.



Bedroom One

12'7" max x 8'10" max (3.86 max x 2.70 max)

With built in double wardrobe and storage

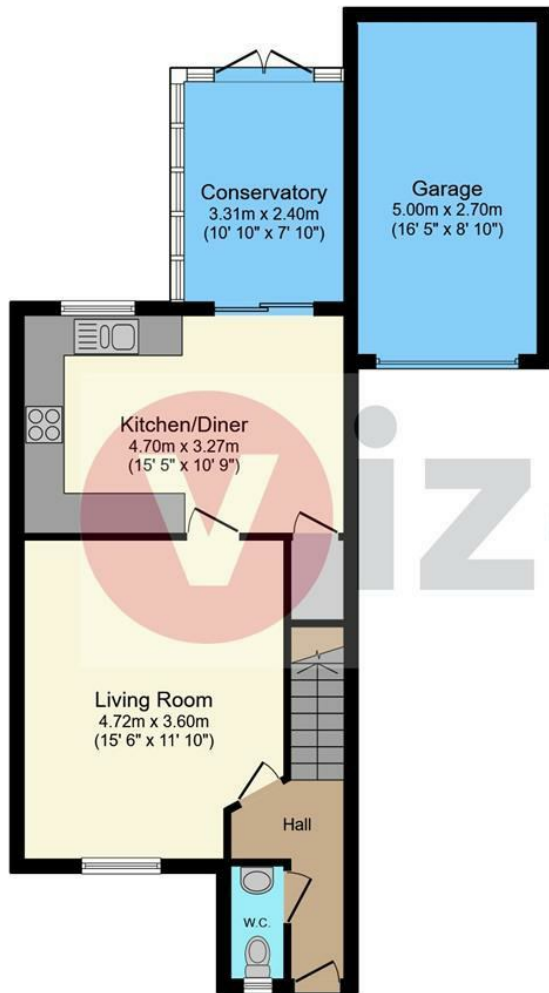


Bedroom Two

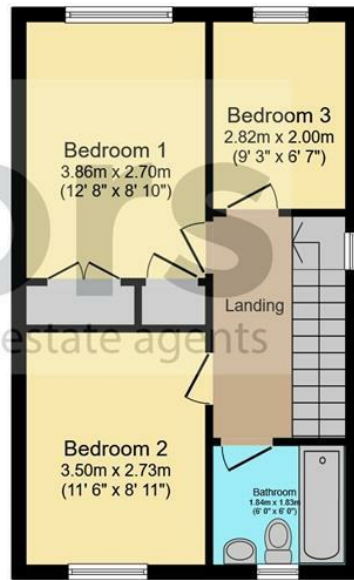
11'5" max x 8'11" max (3.50 max x 2.73 max)



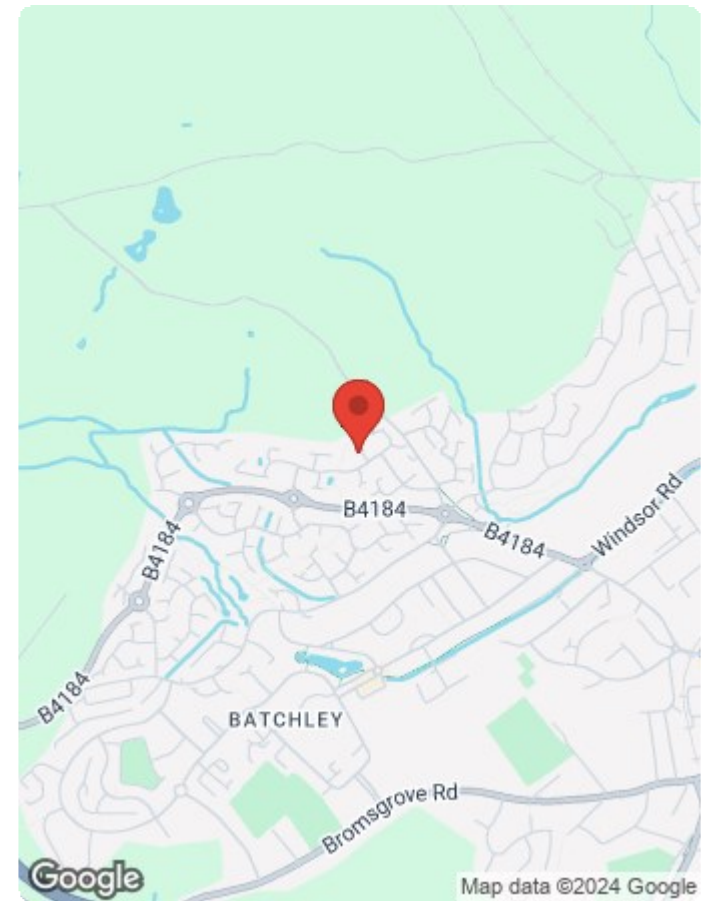




Ground Floor



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			82
(81-91) B		69	
(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			82
(81-91) B		69	
(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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