



**35 MICKLETON CLOSE, REDDITCH, B98 7XX**  
**OFFERS OVER £165,000**





ON OFFER WITH NO ONWARD CHAIN - A THREE BEDROOM END TERRACE PROPERTY SET IN THE POPULAR DISTRICT OF OAKENSHAW.

This three bedroom end terrace home has been generally well maintained, but would benefit from some modernising. The property offers, kitchen diner, guest WC, living room, three bedrooms, bathroom, garden and brick store. (The agent feels that the property is particularly well positioned for the vast amount of communal parking bays nearby.) This property could suit a first time buyer, investor or growing family.

Council Tax Band- B.

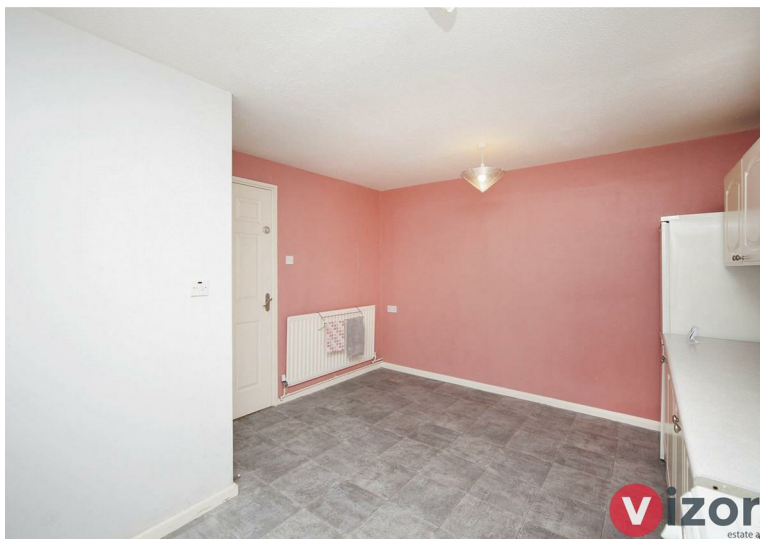
EPC Rating- C.

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**

To the side of the property is a number of communal parking spaces, there is a rear gated access to the rear garden, and at the side the main entrance is via an enclosed entrance porch leading into;

**Entrance Hall**

With stairs off to the first floor, leads off to;

**Guest WC**

With low level WC and wash basin.

**Kitchen Diner**

14'5" max x 11'9" max (4.40m max x 3.60m max)

**Living Room**

17'8" max x 12'1" max (5.40m max x 3.70m max)

**Bedroom Two**

12'7" max x 11'7" max (3.86m max x 3.55m max)

**Landing**

Doors lead off to;

**Bedroom One**

13'9" max x 11'8" max (4.20m max x 3.58m max)

**Bedroom Three**

9'6" max x 6'10" max (2.90m max x 2.10m max)

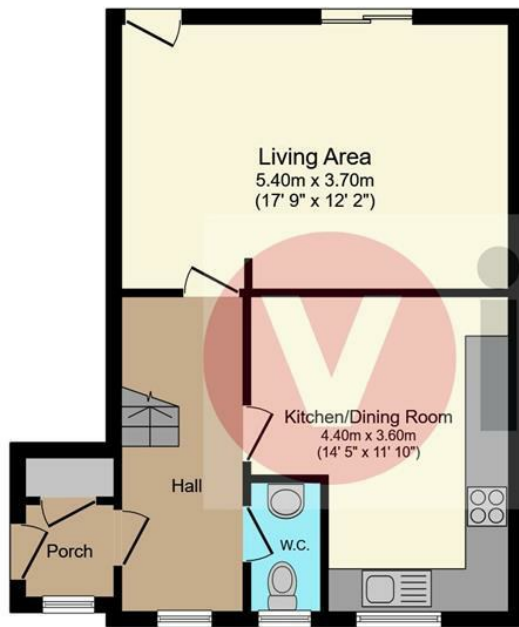




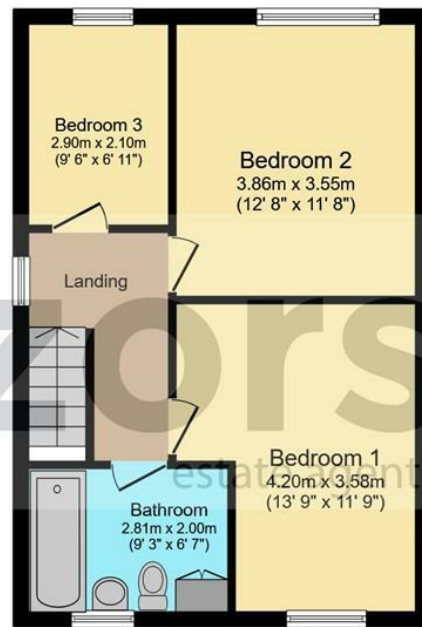




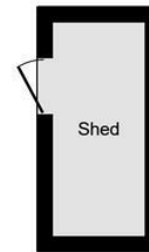




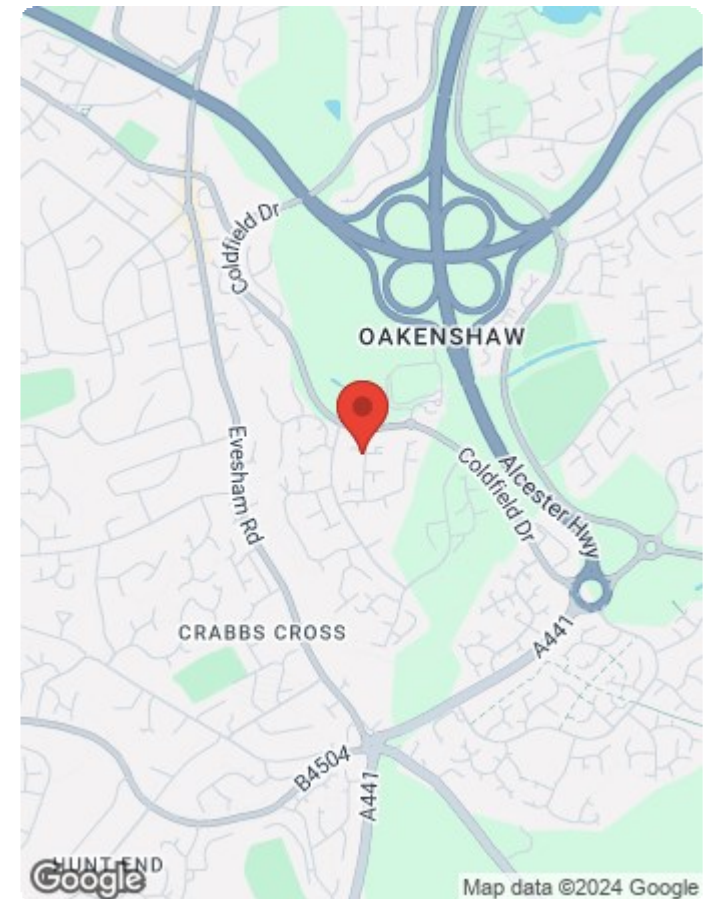
**Ground Floor**



**First Floor**



**Outbuilding**



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			
		73	86
<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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