



**19 EVESHAM ROAD, REDDITCH, B97 4JU**  
**ASKING PRICE £130,000**



**A TWO BEDROOM FIRST FLOOR MAISONETTE WITH COMMUNAL GARDENS AND COMMUNAL PARKING!!**

A first floor, two bed maisonette in a highly convenient location that gives easy access to local amenities which offers: spacious living room/diner, modern kitchen with built in oven and hob, two bedrooms and bathroom with shower over bath. The property also offers gas central heating, communal gardens and a shared residents parking bay to the property. Please contact Vizors to arrange your viewing now!!! (There is an option to buy this property with the current tenants to remain, currently paying £765 p.c.m.)

Council Tax Band- A

EPC Rating- C.

Tenure- Leasehold. The lease is with Redditch Borough Council, runs until 2114, meaning that circa 89 years remain. The ground rent is £10 per annum, and we are advised that the service charge years has been between £150-£280 per annum. (All information 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

There are shared parking bays at the side of the property, a pathway leads to communal gardens, and main front entrance into;

### Inner lobby

With stairs leading up to the first floor landing.

### Landing

Door to storage cupboards, loft access, and leads off to;

### Living Room/Diner

18'8" max x 11'1" max (5.70m max x 3.40m max )



### Kitchen

10'9" max x 8'10" max (3.30m max x 2.70m max )



### Bedroom One

14'10" max x 8'6" max (4.53m max x 2.60m max)



### Bedroom Two

13'1" max x 5'10" max (4.00m max x 1.80m max)



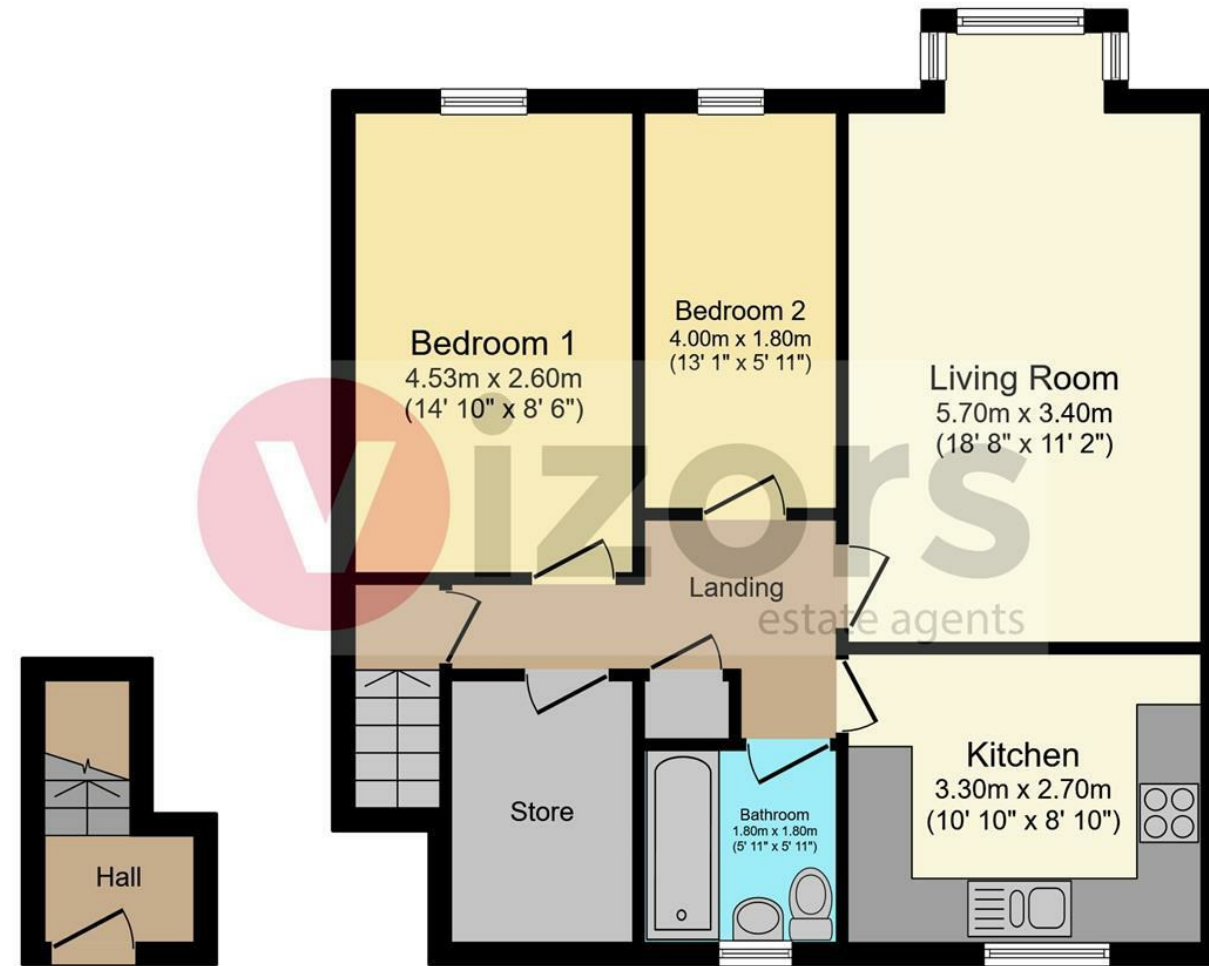
### Bathroom

5'10" max x 5'10" max (1.80m max x 1.80m max)





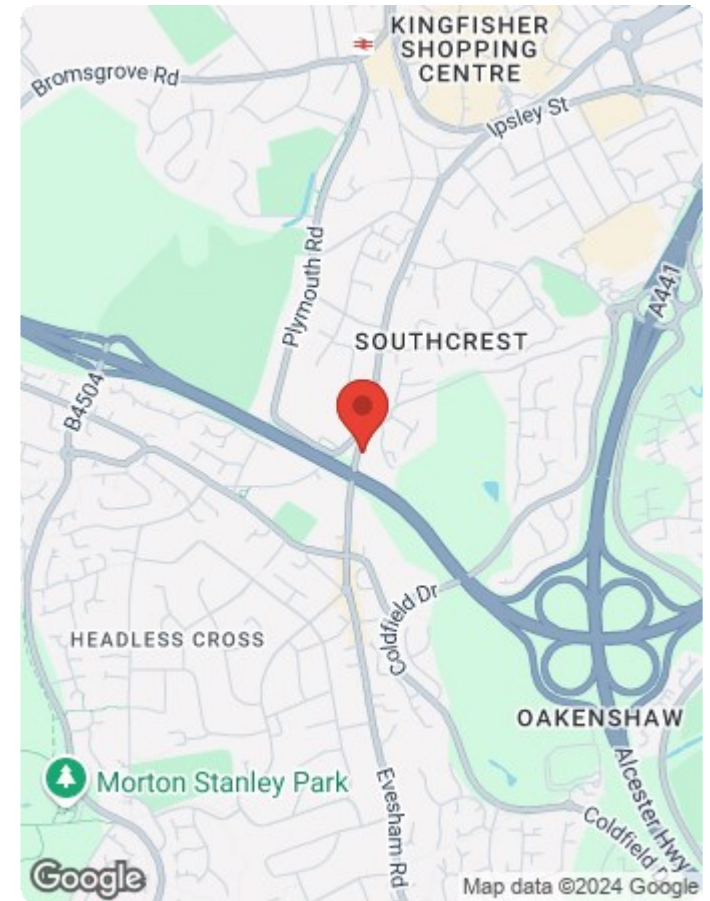




Ground Floor

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			
(81-91) B			
(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	72	78

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