



5 BLACKWELL LANE, REDDITCH, B97 6SS
OFFERS OVER £450,000

This immaculately presented detached family home is set in the much sought after area of Brockhill. The ground floor of the property offers a entrance hallway, living room, dining room, spacious breakfast kitchen leading to a utility area, study and a guest WC. The first floor accommodation offers FOUR DOUBLE BEDROOMS, modern en suite shower room with rolltop style bath to the principal bedroom and a family bathroom and also benefits from a double garage, off road parking and gardens to the rear. This is a must view to appreciate the quality of the accommodation on offer.

EPC - C
Council Tax - F
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.

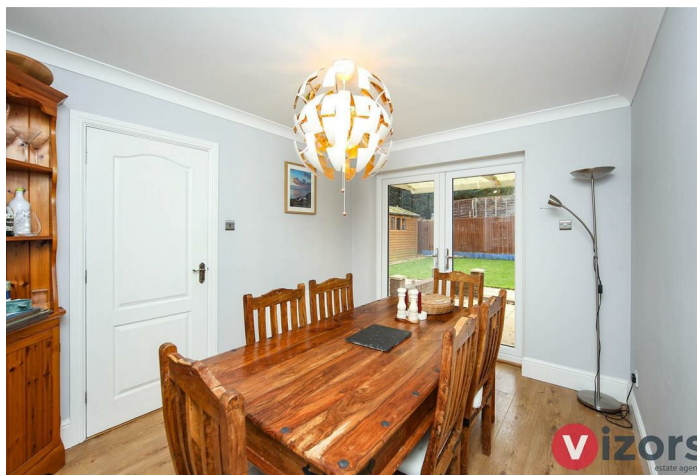


Approach

The property has a block paved driveway leading up to the double garage, stone chippings section to the either side, a side gate access leading around to rear garden, main front entrance is via a canopied entrance porch with coach-light, main double glazed entrance door into:

Living Room

17'0" max x 15'9" max (5.20 max x 4.81 max)



Utility

7'10" max x 5'8" max (2.41 max x 1.73 max)



Guest WC

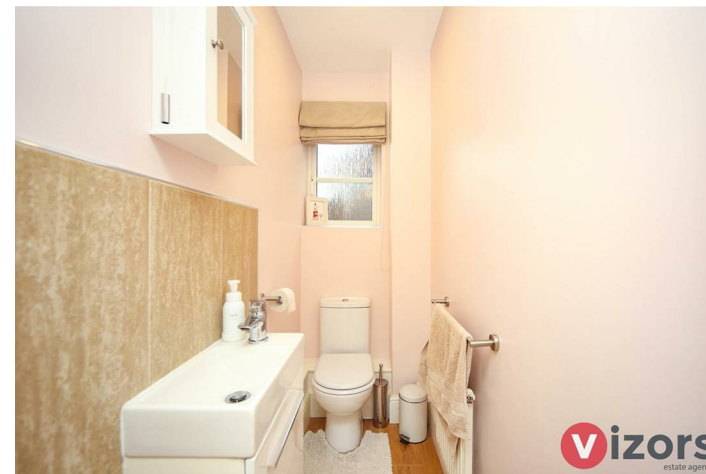
Kitchen Breakfast Room

14'7" max x 13'1" max (4.46 max x 4.00 max)



Study

7'6" max x 6'6" max (2.30 max x 2.00 max)



Bedroom One

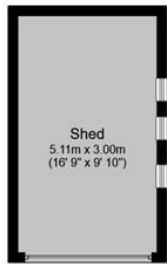
11'9" max x 11'9" max (3.60 max x 3.60 max)

Dining Room

12'3" max x 9'7" max (3.74 max x 2.93 max)

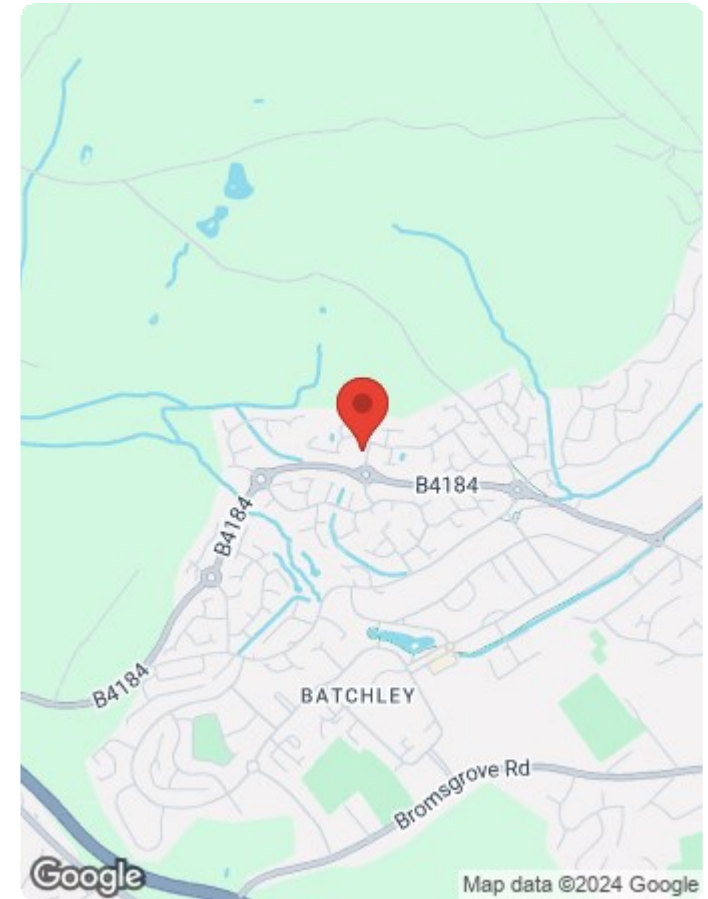






Outbuilding

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		70	82
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		60	69
	EU Directive 2002/91/EC		



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