

**18 WHEATCROFT CLOSE, REDDITCH, B97 6UL**  
**ASKING PRICE £265,000**



A VERY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME SET ON THE POPULAR BROCKHILL ESTATE.

This well presented three bedroom semi-detached property offers: entrance hall, living room with double doors into an impressive recently re-fitted kitchen diner, guest WC. To the first floor is a landing space, bedroom one with en-suite, a further double bedroom and a smaller single and a recently re-fitted family bathroom. To the front of the property is a tandem driveway and garage. To the rear is a pleasant enclosed garden with decked patio area and lawn space. View soon to avoid missing out!!

EPC- D

Council Tax- 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

A driveway at the side leads to the garage, at the front main entrance is via main entrance door into;



### Entrance Hall

With stairs off to the first floor landing, doors lead off to Guest WC and Living Room.



### Living Room

14'9" max x 11'9" max (4.50 max x 3.60 max )  
Dual aspect with double glazed windows to the front and side, leads into



### Kitchen Diner

15'1" max x 9'10" max (4.62 max x 3.00 max)



### Guest WC



### First Floor Landing

Leads off to;

### Bedroom One

12'5" max x 10'5" max (3.81 max x 3.20 max)  
Leads off to;



### En-suite Shower Room

5'2" max x 5'2" max (1.60 max x 1.60 max)

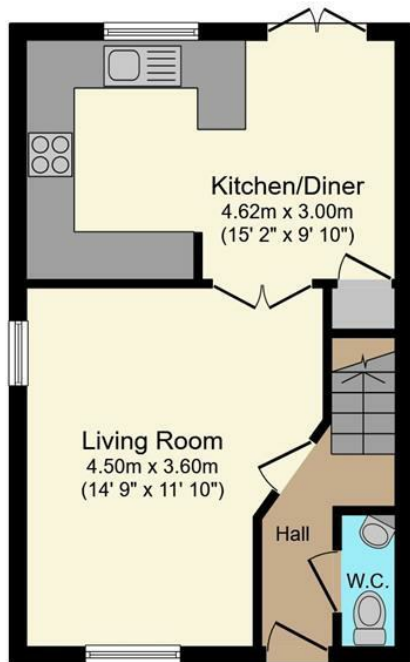




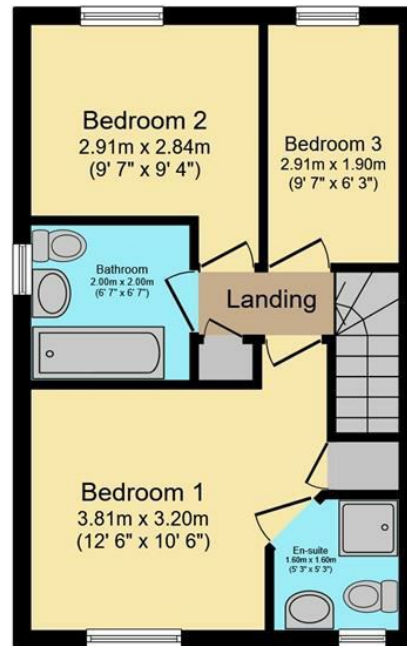




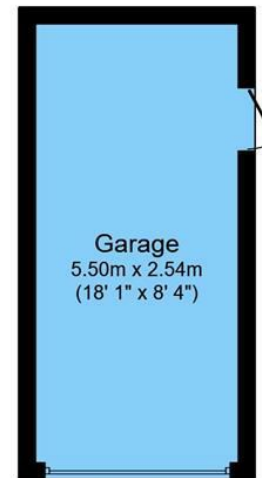
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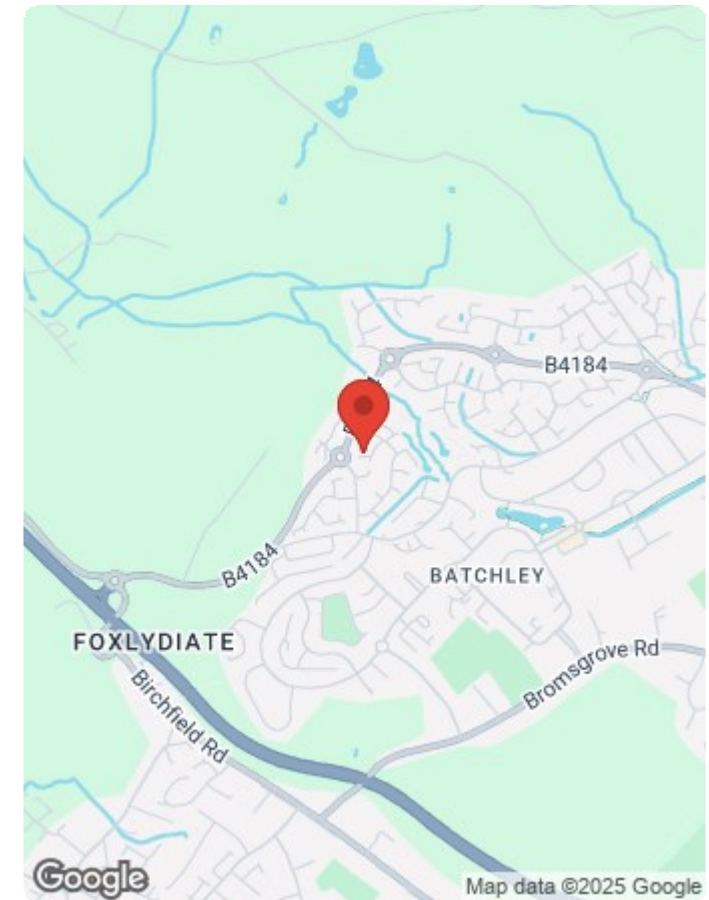
**Ground Floor**



**First Floor**



**Garage**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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