



23 NEWLAND CLOSE, REDDITCH, B98 7XD
OFFERS OVER £175,000

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A fantastic opportunity to purchase a three bedroom, linked end terrace property in Woodrow South which offers modern accommodation throughout. The property offers: kitchen diner, living room, two double bedrooms, a further single bedroom, family bathroom and guest WC along with front lawn and enclosed rear garden with patio space and lawned area. The property benefits from communal parking. On offer with no onward chain as well as the option to purchase with tenant in situ with a monthly rental of £900 PCM. Ask agent for further details.

EPC - D

Approach

The property benefits from communal parking

Living Room

17'1" max x 11'2" max (5.21 max x 3.41 max)

With sliding doors out to the rear garden

Kitchen Diner

17'2" max x 7'6" max (5.24 max x 2.31 max)

With an array of base and wall units, space for appliances

Guest WC

With basin and WC

Bedroom One

13'10" max x 10'7" max (4.23 max x 3.24 max)

with built in storage

Bedroom Two

11'2" max x 10'7" max (3.42 max x 3.25 max)

Bedroom Three

10'10" max x 6'7" max (3.31 max x 2.03 max)

Bathroom

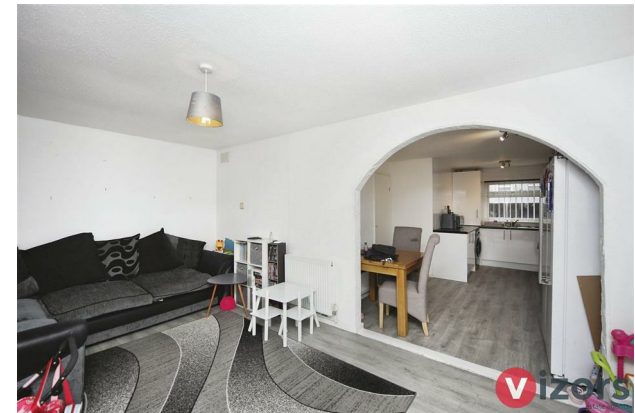
6'7" max x 5'11" max (2.03 max x 1.82 max)

With basin, WC and shower over bath

Garden

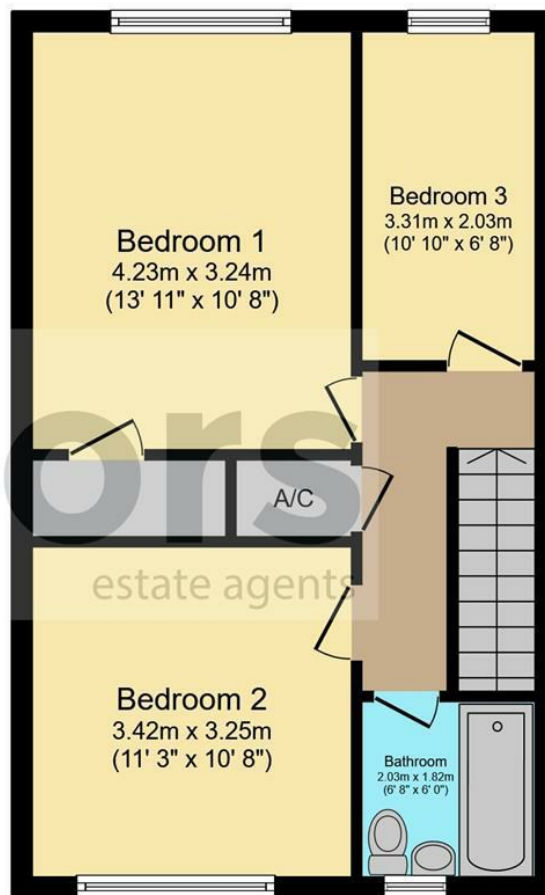
Enclosed rear garden with patio space and lawned area

Parking



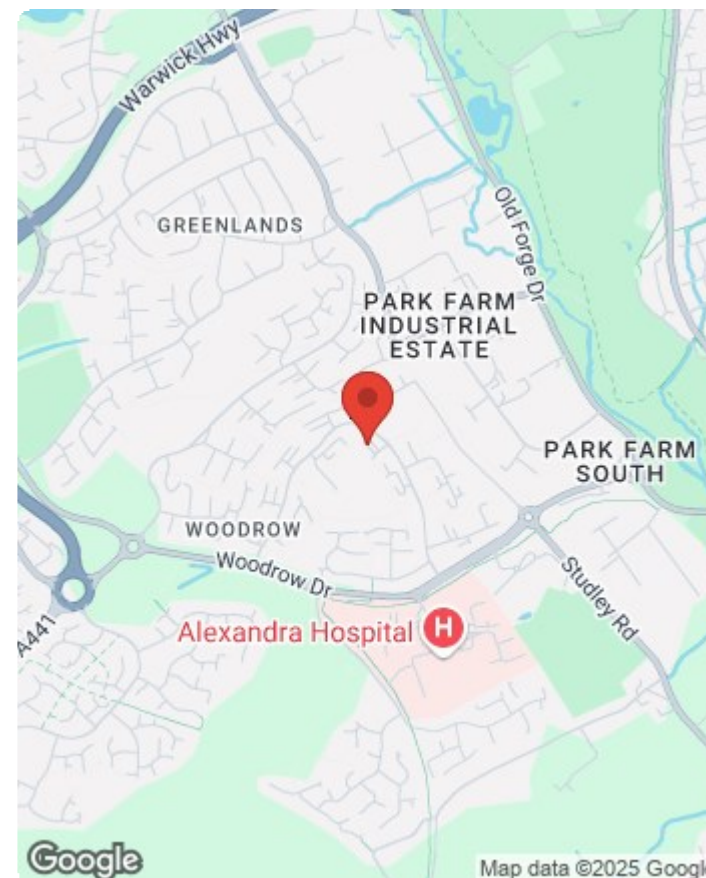


Ground Floor



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		81
(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		
(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	EU Directive 2002/91/EC	



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