



233 BIRCHFIELD ROAD, REDDITCH, B97 4LX

ASKING PRICE £150,000

ON OFFER WITH NO ONWARD CHAIN IS THIS TWO BEDROOM GROUND FLOOR APARTMENT. Set in the sought after location of Webheath and providing modern accommodation throughout along with an allocated parking space and being close to local amenities.

The property offers entrance hallway, open plan kitchen/living space, bedroom one being a good size, a smaller second bedroom and modern shower room. To the outside of the property is a secure door intercom system to enter the property and an allocated parking space.

EPC - B
Council Tax - B
Tenure - Leasehold - 106 years remaining
Ground Rent - ask the agent
Service Charge - ask the agent.

Approach



The property is approached via a path leading to the communal door which leads through to the apartment front door

Kitchen

8'3" max x 8'2" max (2.52 max x 2.50 max)



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

Living Room (open plan)

14'9" max x 13'11" max (4.50 max x 4.25 max)



With patio doors and opening into the kitchen area

Bedroom One

10'7" max x 10'5" max (3.23 max x 3.20 max)



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Bedroom Two

8'2" max x 7'11" max (2.51 max x 2.43 max)

One allocated parking space



Shower Room

6'6" max x 5'10" max (2.00 max x 1.80 max)



With shower enclosure, basin and WC

Parking



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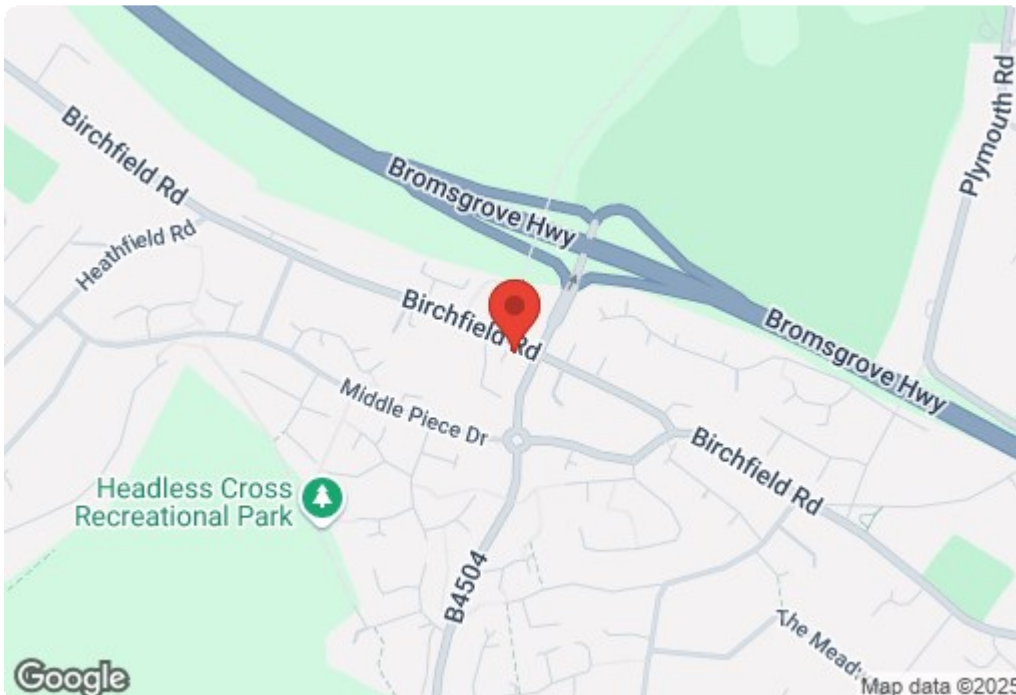
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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 | 82 | 82 |
| (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 | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
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