

6 FOREST VIEW, REDDITCH, B97 5LA
OFFERS OVER £270,000

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WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW IN THE POPULAR CRABBS CROSS DISTRICT OF REDDITCH.

This well presented, well maintained detached bungalow is set in the well regarded district of Crabbs Cross, in Redditch. Offered with no chain, this impressive property offers; living room, modern kitchen, two good bedrooms, modern bathroom, hallway with large walk-in pantry/storage cupboard, a low maintenance garden to the rear with further area at the side with built in storage cupboard and a large timber shed/store. In addition, at the side of the property is a stone chipped off road parking area. Viewing is advised.

Approach

At the side of the property is a stone chipped driveway, with side gate leading into the side garden area, around to the rear garden. Main front entrance is via main entrance door at the front into;

Entrance Hall

Door to a large walk-in storage cupboard/pantry, loft access and doors then lead off to;

Living Room

15'2" max x 11'2" max (4.64m max x 3.42m max)

Further door leads into;

Kitchen

11'11" max x 11'10" max (3.65m max x 3.63m max)

With wall mounted boiler, door at the side to the side garden, further around to rear garden.

Bedroom One

12'0" max x 9'9" max (3.67m max x 2.98m max)

With vanity unit wash basin.

Bedroom Two

11'1" max x 9'9" max into rear of ward's (3.39m max x 2.99m max into rear of ward's)

With fitted wardrobes along one wall with sliding mirrored doors.

Bathroom

8'0" max x 5'11" max (2.46m max x 1.81m max)

Rear Garden

At the side of the property there is an initial side garden area, with built in storage cupboard, generous timber shed/store, side gated access leading to the parking area. Mainly at the rear is a paved area, pergola, wall and steps up to a decked area, further walled sections and wood chippings.



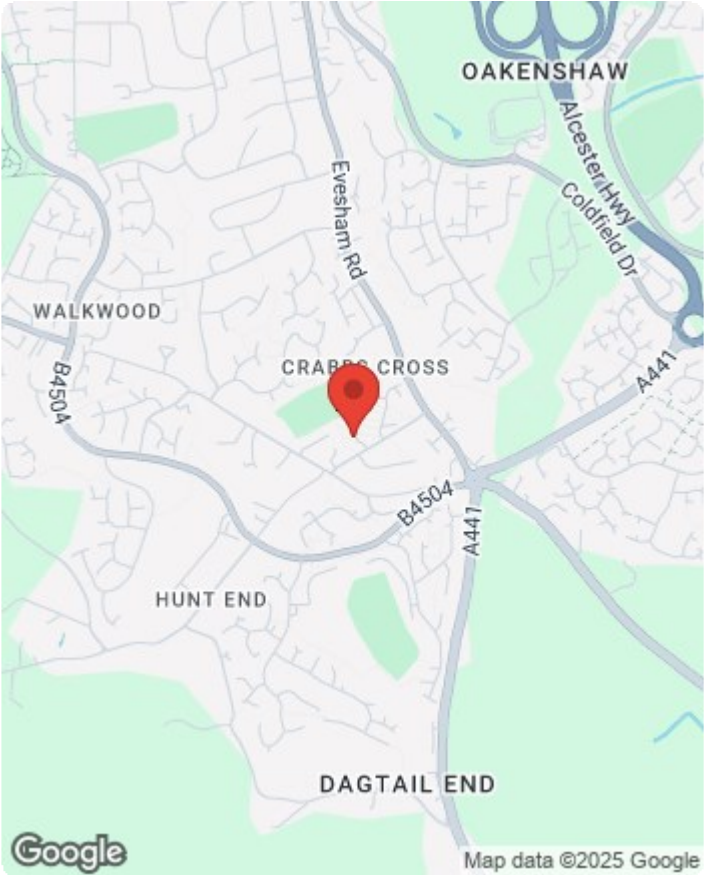
GROUND FLOOR 63.37 sq. m.
(682.06 sq. ft.)



TOTAL FLOOR AREA : 63.37 sq. m. (682.06 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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	

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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