



9 DIXON CLOSE, REDDITCH, B97 6AD
OFFERS OVER £240,000

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WELL PRESENTED THREE BEDROOM, THREE STOREY SEMI-DETACHED HOME, IN CONVENIENT LOCATION!!!

This well presented three bedroom semi-detached property is set in a convenient location and offers generous accommodation, comprising; a ground floor offering guest WC, bedroom three, laundry and integral access to the garage, first floor offering living room and kitchen/diner (with integrated oven, hob and extractor), and a second floor offering main bedroom with en-suite shower room, second bedroom and the main house bathroom. In addition there is a driveway to the front and garden to the rear. Viewing is advised.

Approach

A driveway leads to the garage, main front entrance via;

Entrance Hallway

Has integral access to the garage, stairs off to the first floor, and leads off to;

Guest W.C

Bedroom Three

10'10" max x 8'5" max (3.32m max x 2.58m max)

Laundry

7'2" x 6'3" (2.19m x 1.91m)

With wall mounted boiler, door out to the rear garden.

Garage

16'0" max x 8'3" max (4.89m max x 2.53m max)

With integral access from the hallway.

Stairs to First Floor

Living Room

15'1" max x 9'11" max (4.60m max x 3.03m max)

Kitchen/Diner

15'10" max x 8'8" max (4.83m max x 2.65m max)

Stairs to Second Floor

Bedroom One

12'11" max x 11'8" max (9'8" min) (3.95m max x 3.58m max (2.96m min))

En-Suite

6'0" max x 5'1" max (1.83m max x 1.55m max)

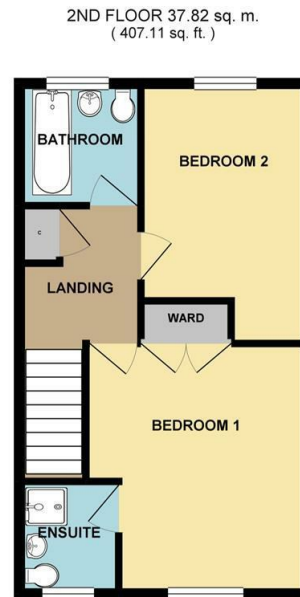
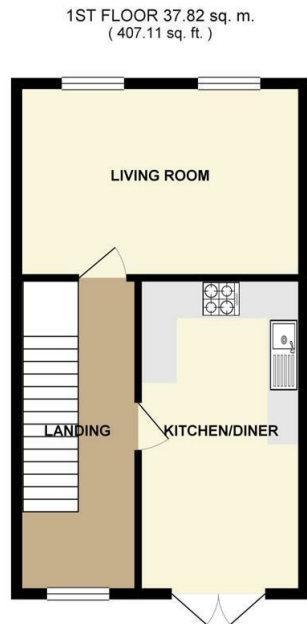
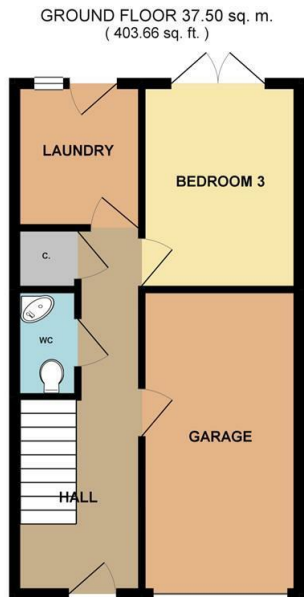
Bedroom Two

13'6" max x 8'4" max (4.14m max x 2.56m max)

Bathroom

6'5" max x 6'2" max (1.98m max x 1.89m max)

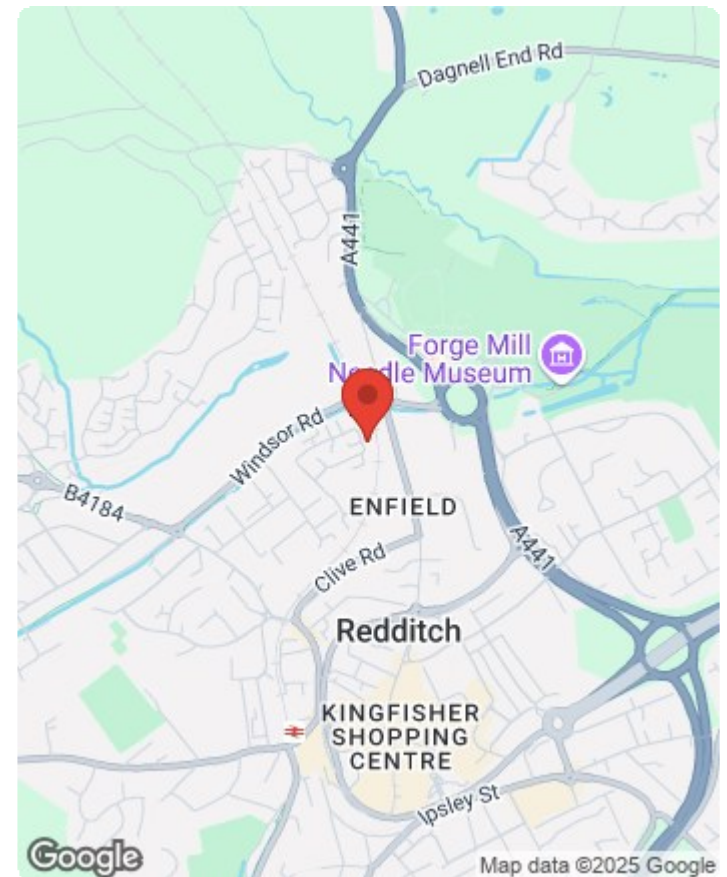




TOTAL FLOOR AREA : 113.15 sq. m. (1217.88 sq. ft.) approx.

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 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		87
(81-91) B		
(69-80) C	74	
(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		86
(81-91) B		
(69-80) C	73	
(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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