



**9 CROOME CLOSE, REDDITCH, B98 0SU**  
**ASKING PRICE £220,000**



A WELL PRESENTED THREE BEDROOM TERRACED PROPERTY WITH DRIVEWAY AND GARAGE (PARTIALLY ADAPTED), IN POPULAR LOCATION.

This neatly presented three bedroom mid-terraced property is tucked towards the end/far corner of the close and benefits from its own driveway and garage (which has been partially adapted). This impressive property offers; living room, kitchen (with integrated double oven, hob, extractor and dishwasher), guest WC, three bedrooms, superb bathroom (with bath and separate shower too). The partially adapted garage offers a playroom area and the remaining section offering storage. To the rear is a generous garden. Viewing is advised.

EPC - C.

Council Tax Band -B.

Tenure - Freehold (subject to solicitor confirmation)

Agents Note- the sellers of this property are friends of an employee of Vizors Estate Agents. For transparency a disclosure is hereby made.

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.

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### Approach

A block paved driveway at the front leads up to the main front entrance door opening into;



### Open plan porch

Which has door into Playroom (adapted garage) , door to guest WC and leads open plan into the hallway.



### Guest WC

Fitted with 'Saniflo' style WC.



### Hall

With stairs off to the first floor, door to storage cupboard, door into the kitchen and doorway leading into;



### Living Room

13'2" max x 10'8" max (4.02m max x 3.27m max )



### Kitchen

9'10" max x 9'8" max (3.00m max x 2.95m max )

Fitted with integrated oven, hob, extractor & dishwasher. Wall mounted boiler, leads open plan into;

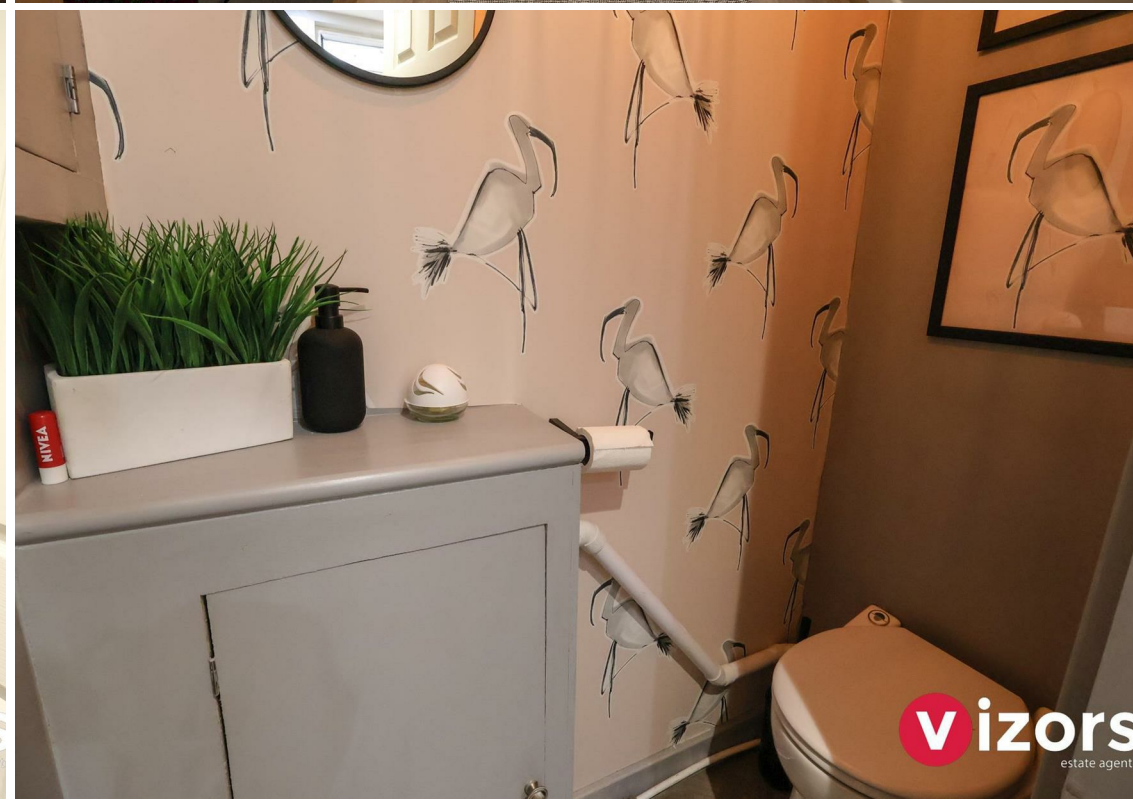


### Dining Area

10'1" max x 7'3" max (3.08m max x 2.23m max )

With French style double, double glazed doors out to the rear garden.











GROUND FLOOR 51.65 sq. m.  
( 556.00 sq. ft. )

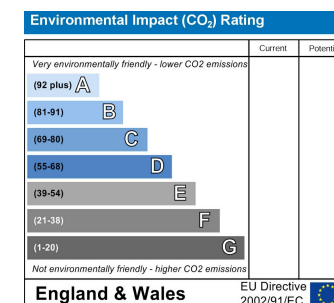
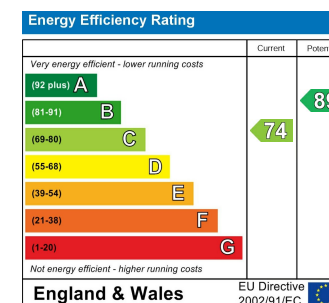
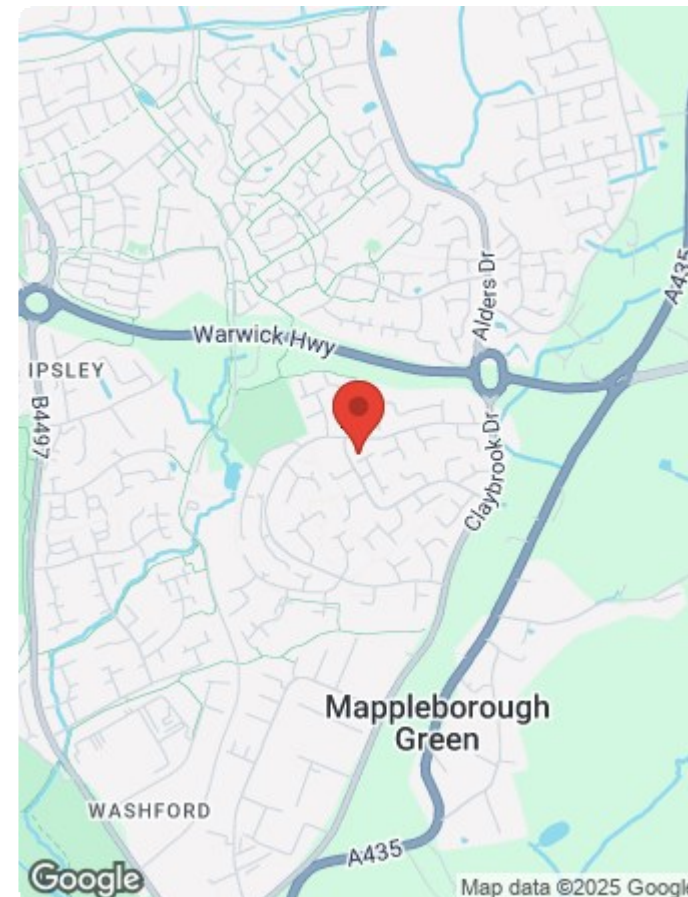


1ST FLOOR 36.98 sq. m.  
( 398.03 sq. ft. )



TOTAL FLOOR AREA : 88.63 sq. m. ( 954.03 sq. ft. ) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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