



35 ABBOTSWOOD CLOSE, REDDITCH, B98 0QD
OFFERS OVER £180,000

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TWO DOUBLE BEDROOM, MID TERRACE HOME WITH GARAGE & PARKING IN POPULAR DISTRICT!!!

Set in the very popular district of Winaytes Green, this two bedroom home is IN NEED OF MODERNISING. On offer with no chain, the property offers; recently updated fitted kitchen (with integrated oven, hob, extractor and fridge freezer, generous living room/diner, two double bedrooms, bathroom, garden to the front and rear, and a garage en-block with parking space directly in front of the garage.

EPC - E.

Approach

At the rear of the property is a block of garages, with the garage for this property being the one with a light green door. There is a rear gate access via the rear garden. Around to the front of the property, a pathway leads up to the main front entrance door into;

Hall

Stairs lead off to the first floor, door into living room/diner and concertina style door into;

Kitchen

10'0" max x 5'7" max (3.06m max x 1.71m max)

With integrated oven, hob, extractor and fridge freezer.

Living Room/Diner

14'9" max x 11'9" max (4.52m max x 3.60m max)

With door to storage cupboard, door leading out to the rear garden.

Landing

Doors lead off to;

Bedroom One

10'2" max x 8'7" min (11'9" max in ward) (3.12m max x 2.63m min (3.60m max in ward))

Door to built in cupboard, built in wardrobes.

Bedroom Two

11'8" max x 8'5" max (3.58m max x 2.58m max)

Bathroom

6'1" max x 5'9" max (1.86m max x 1.77m max)

Rear Garden

Mainly lawn with a paved pathway, rear gate access.

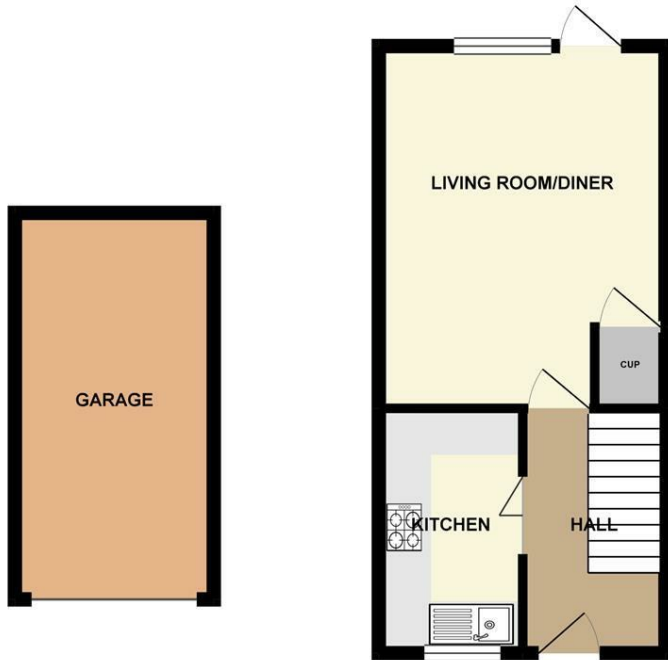
Garage

15'10" max x 8'1" max (4.83m max x 2.47m max)

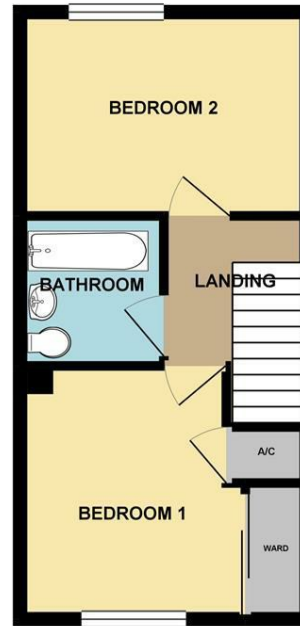
Garage en-block. With light green garage door, and a parking space directly in front of the garage.



GROUND FLOOR 39.04 sq. m.
(420.25 sq. ft.)

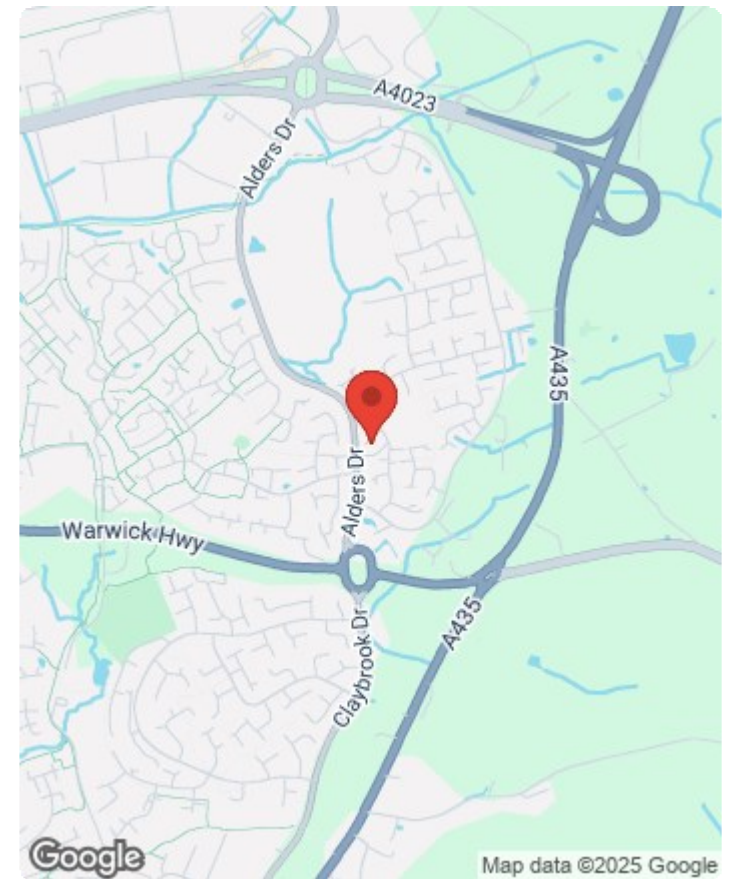


1ST FLOOR 27.08 sq. m.
(291.52 sq. ft.)



TOTAL FLOOR AREA : 66.13 sq. m. (711.77 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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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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