



4 APPLETREE LANE, REDDITCH, B97 6SE  
OFFERS OVER £215,000



## 4 APPLETREE LANE, REDDITCH, B97 6SE

A WELL PRESENTED TWO BEDROOM SEMI-DETACHED HOME ON THE POPULAR BROCKHILL ESTATE!

This well presented two DOUBLE bedroom semi-detached home is located on the popular Brockhill estate, in Redditch. The impressive property offers; living room, open plan kitchen/diner, two double bedrooms, bathroom. There is a driveway and a generous garden to the rear.

The property is offered with no onward chain!!

### Approach

A driveway leads from the front of the property down to the side and to a gate access to the rear garden. At the front, the main entrance is via a canopied entrance leading into;

### Open plan Entrance

An open plan entrance hall/into Living Room;

### Living Room

15'3" max x 12'9" max (4.65m max x 3.91m max)

This room incorporates the stairs, with door to cupboard offering storage beneath the stairs and door into;

### Kitchen/Diner

12'9" max x 8'9" max (3.89m max x 2.69m max )

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

### Landing

Doors off to;

### Bedroom One

12'9" max x 9'3" max (3.90m max x 2.83m max )

### Bedroom Two

12'9" max x 8'3" max (3.90m max x 2.54m max )

With door to airing cupboard.

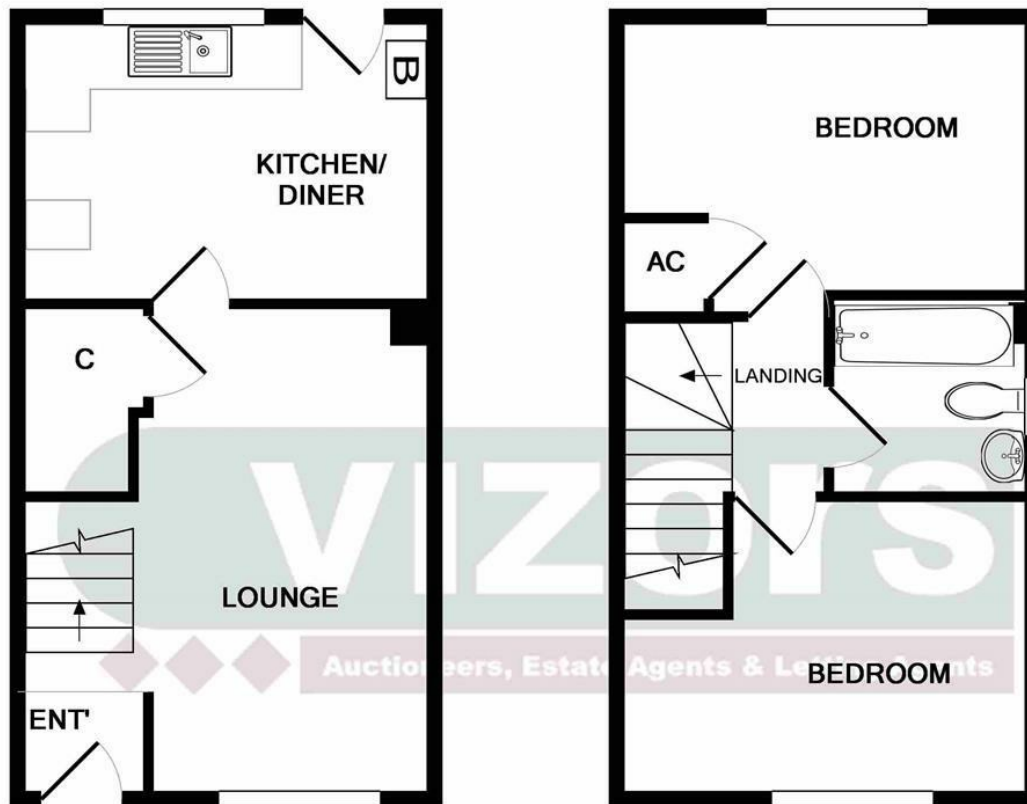
### Bathroom

6'3" max x 6'2" max (1.92m max x 1.89m max )

### Rear Garden

With sections offering patio, lawn & decking, with side access from the front of the property.





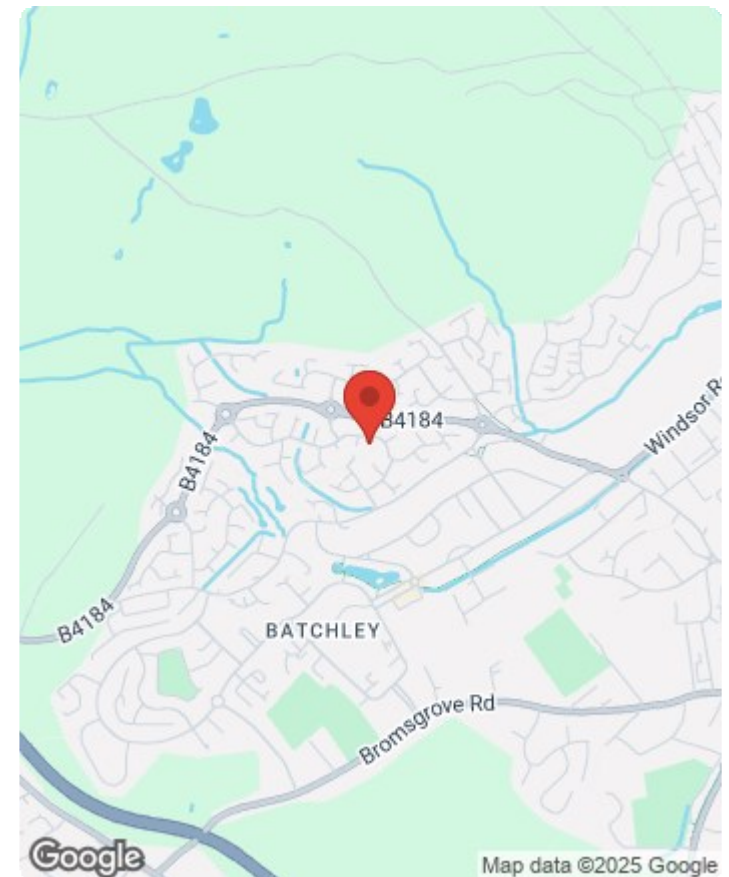
GROUND FLOOR  
APPROX. FLOOR  
AREA 304 SQ.FT.  
(28.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 304 SQ.FT.  
(28.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 608 SQ.FT. (56.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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