



158 UPPER FIELD CLOSE, REDDITCH, CV1 1ALG
OFFERS OVER £130,000

158 UPPER FIELD CLOSE, REDDITCH, B98 9LG

Set in the popular are of Churchill North is this TWO DOUBLE BEDROOM, mid terrace property which is deceptively spacious and could be ideal for a first time buyer, investor or growing family.

The ground floor of the property offers entrance hallway, kitchen diner with access door to the rear garden and a good size living room. To the first floor are two spacious double bedrooms, a bathroom with shower over bath and a separate WC with basin. To the rear is a pleasant garden which offers patio space and lawned area. The property also benefits from a new boiler in 2022. To the front of the property is communal parking.

Approach

The property is approached from the communal parking area leading to a pathway up to the front door

Kitchen Diner

19'6" max x 10'1" max (5.96 max x 3.08 max)

With an array of base and wall units, space for appliances. Dining section with door leading out to the rear garden and storage cupboard.

Living Room

13'5" max x 10'8" max (4.09 max x 3.27 max)

A good size living room with window to the rear

Bedroom One

10'7" max x 13'6" max (3.24 max x 4.13 max)

Bedroom Two

10'7" max x 13'6" max (3.24 max x 4.13 max)

Bathroom

5'1" max x 5'9" max (1.55 max x 1.77 max)

With basin and shower over bath

Separate WC

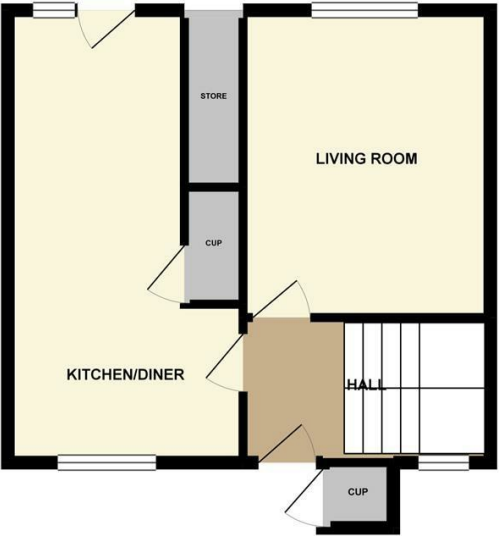
4'9" max x 2'7" max (1.45 max x 0.79 max)

With basin and WC

Garden



GROUND FLOOR 38.92 sq. m.
(418.97 sq. ft.)



1ST FLOOR 38.12 sq. m.
(410.33 sq. ft.)



TOTAL FLOOR AREA : 77.04 sq. m. (829.30 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		88
(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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