



140 DONNINGTON CLOSE, REDDITCH, B98 8QF
ASKING PRICE £180,000

A TWO BEDROOM SEMI-DETACHED PROPERTY IN THIS POPULAR DISTRICT OF REDDITCH!!

On offer with no onward chain, this two bedroom semi-detached property has been generally well maintained, but would benefit from some improvements in parts. The property offers; living room, kitchen, two bedrooms, bathroom, driveway and gardens.

EPC -C.

Council Tax Band -B.

Tenure - Freehold (subject to solicitor confirmation).

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. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.



Approach

A driveway from the front leads down to the main entrance at the side of the property, side gate access to the rear garden.



Entrance Hall

Entry via double glazed front door, Stairs to first floor with storage cupboard underneath and doors off to:-

Living Room

13'3" max x 10'10" max (4.04m max x 3.32m max)



Kitchen

10'10" max x 10'0" max (3.32m max x 3.05m max)
With double glazed door out to the rear garden.



First Floor Landing

Having obscured double glazed window to side, loft access, cupboard and doors off to:-

Bedroom One

10'11" max x 10'0" max (3.34m max x 3.07m max)



Bedroom Two

10'11" max x 7'8" max (3.34m max x 2.35m max)



Bathroom

8'2" max x 5'8" max (2.51m max x 1.73m max)



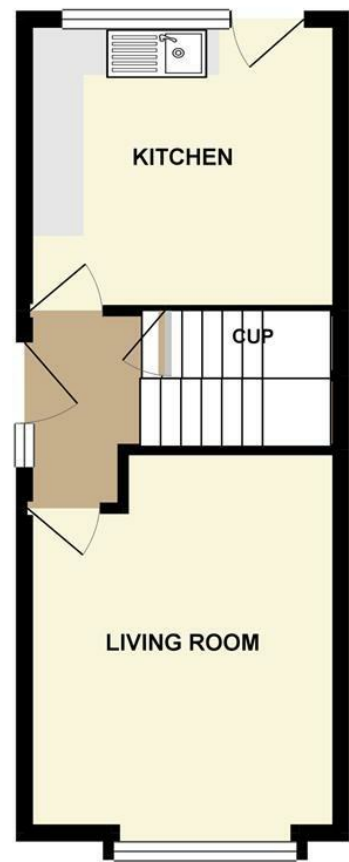
Rear Garden

With paved area and lawn, side gate access.

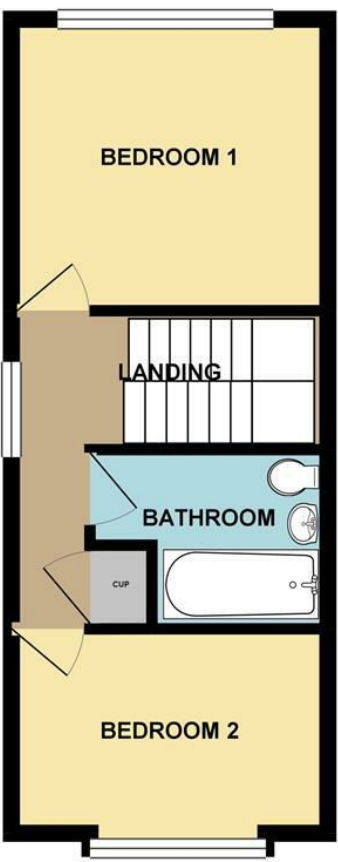




GROUND FLOOR 28.76 sq. m.
(309.53 sq. ft.)

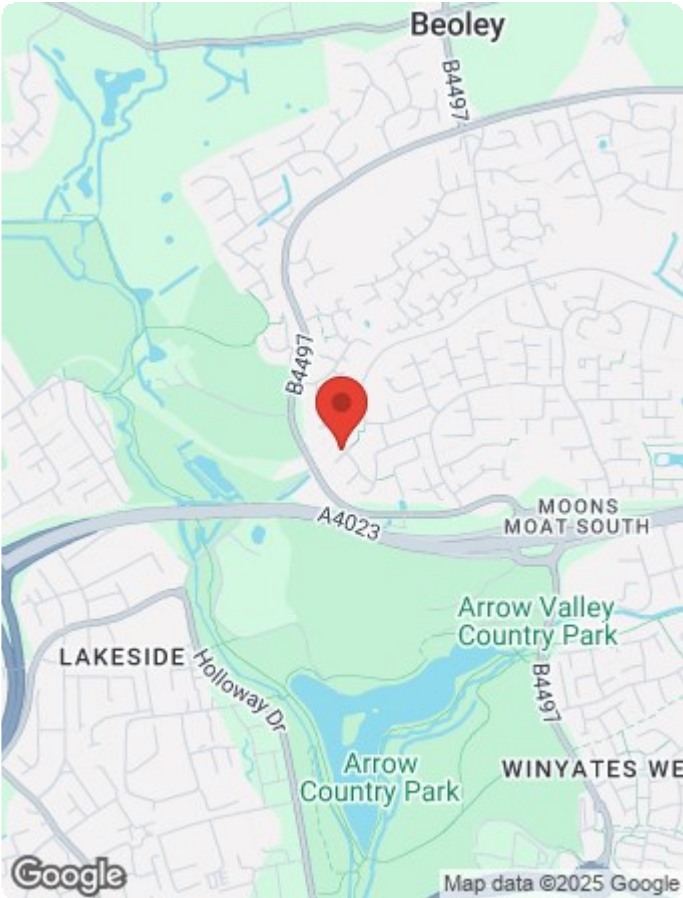


1ST FLOOR 28.67 sq. m.
(308.58 sq. ft.)



TOTAL FLOOR AREA : 57.42 sq. m. (618.11 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		86
(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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