



81 HOLLYBERRY CLOSE, REDDITCH, B98 0QU  
ASKING PRICE £300,000



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A WELL PRESENTED THREE BEDROOM LINK-DETACHED HOME SET IN POPULAR WINYATES GREEN DISTRICT OF REDDITCH.

Offered with no onward chain, this three bedroom link-detached home is set towards the end of the close, with a particularly nice feature being an outlook over Ispley Alders Marsh Nature Reserve at the rear. This impressive property offers; living room, dining room, guest WC, utility, three bedrooms, shower room, lovely garden to the rear, block paved driveway and garage (with electric roller door). Viewing is advised.

EPC - D.

### Approach

A block paved driveway offers off road parking and leads to the garage, main front entrance is via enclosed entrance porch leading into;

### Entrance Hall

With stairs leading to the first floor landing, door into;

### Living Room

13'8" max x 11'3" not incl' recess (4.18m max x 3.43m not incl' recess)

With double glazed bow style window to the front, chimney breast with recess to one side, door leads into;

### Dining Room

11'1" max x 8'6" max (3.40m max x 2.60m max )

With double glazed sliding patio doors out to the rear garden, folding door leads into;

### Kitchen

11'1" max x 7'3" max (3.40m max x 2.23m max)

With double glazed window to the rear, door to pantry/storage cupboard. Fitted with wall and base units, oven and grill, electric hob and extractor above. Door leads out to;

### Utility

11'5" max x 7'0" max (3.48m max x 2.14m max )

With double glazed window to the rear and double glazed door leading out to the rear garden. Door to garage and door into;

### Guest WC

Fitted with a low level WC and wash basin.

### Landing

With double glazed window to the side, door to cupboard housing the boiler and doors off to;

### Bedroom One

13'9" to ward' fronts x 9'7" max (4.21m to ward' fronts x 2.94m max)

With built in wardrobes, additional built in storage, two double glazed windows to the front.

### Bedroom Two

8'8" max x 8'6" max (2.66m max x 2.61m max )

With double glazed window over looking the rear garden.

### Bedroom Three

8'8" max x 7'4" max (2.66m max x 2.25m max)

With double glazed window to the rear.

### Shower Room

6'1" max x 5'6" max (1.86m max x 1.69m max )

Fitted with a low level WC, wash basin and shower cubicle and shower. Double glazed window to the rear.

### Garage

16'0" max x 8'0" max (4.89m max x 2.44m max)

Note the garage narrows in parts. With integral access via the utility & electric roller door.

### Rear Garden

An initial paved area with lean too and timber shed, beyond is largely lawn with shrubs and flowers, and greenhouse at the rear.

### Tenure

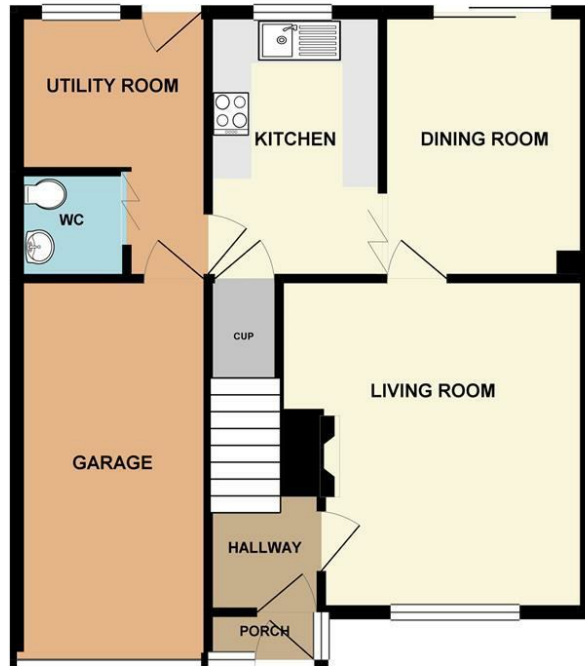
The property is Freehold, awaiting solicitor confirmation.

### Agents Note

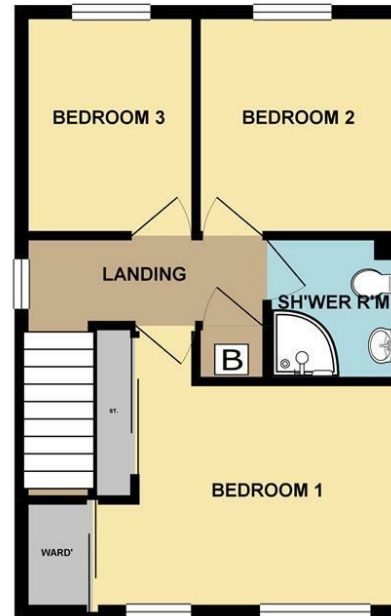
One of the family members we are selling the property for is employed as an Estate Agent and is known to a Director of Vizor Estate Agents. A declaration for transparency is hereby made.



GROUND FLOOR 58.11 sq. m.  
( 625.44 sq. ft. )



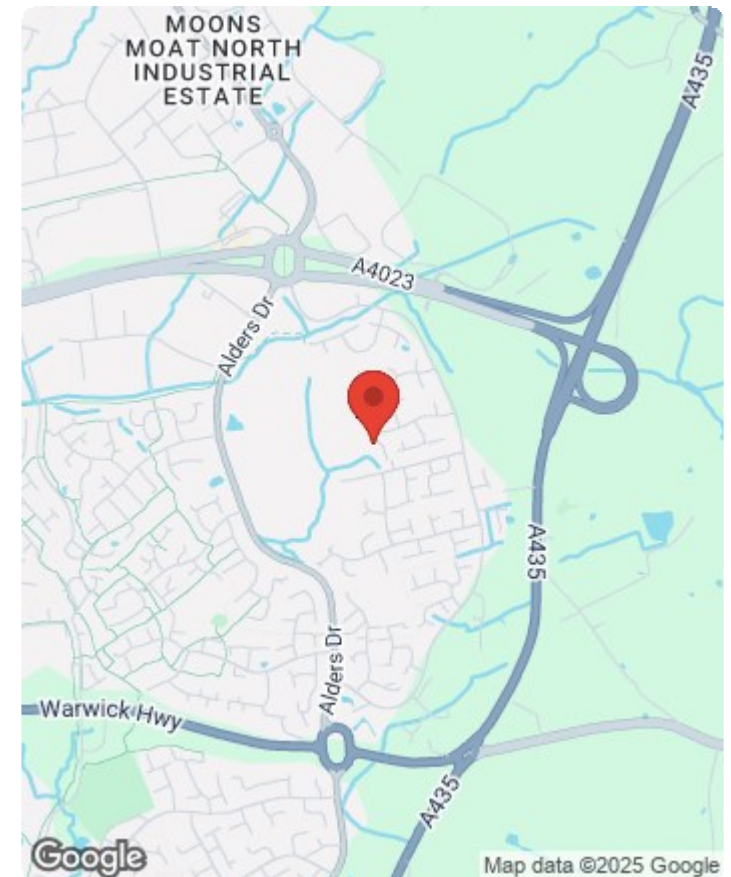
1ST FLOOR 37.05 sq. m.  
( 398.78 sq. ft. )



TOTAL FLOOR AREA : 95.15 sq. m. ( 1024.23 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		83
(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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