



171 UPPER FIELD CLOSE, REDDITCH, B98 9LG  
ASKING PRICE £200,000



# 171 UPPER FIELD CLOSE, REDDITCH, B98 9LG

A WELL PRESENTED THREE BEDROOM TERRACED HOME, SET IN THE MUCH REQUESTED DISTRICT OF CHURCH HILL NORTH, REDDITCH!!

This well maintained & well presented three bedroom mid-terraced home is located in the much requested district of Church Hill North, Redditch. The neatly laid out property offers; generous living room, modern breakfast kitchen, three double bedrooms, modern shower room with a separate WC, a lovely 'cottage' style garden at the rear (with a shed & covered seating area) and shared bay parking outside the front. Viewing is advised.

EPC - In progress.

## Approach

At the front there are shared parking bays and pathway up to the main front entrance via an enclosed double glazed entrance porch which incorporates a storage cupboard, and inner main entrance door into;

## Entrance Hall

With doors to two storage cupboards, stairs off to the first floor and doors to living room and breakfast kitchen.

## Living Room

15'7" max x 10'5" max (4.77m max x 3.19m max )

With 'French' style double doors out to the rear garden & covered seating area.

## Breakfast Kitchen

15'7" max x 9'5" max (6'7" min)  
(4.77m max x 2.89m max (2.03m min))

With a range of integrated appliances, door to built-in storage cupboard/pantry.

## Landing

Doors to three storage cupboards, one houses the boiler. Doors lead off to;

## Bedroom One

12'6" max x 8'9" max (3.82m max x 2.67m max)

With door to built-in wardrobe.

## Bedroom Two

11'3" max x 6'7" max (3.43m max x 2.02m max )

With door to built-in wardrobe.

## Bedroom Three

9'7" max x 6'7" max (2.94m max x 2.03m max )

## Shower Room

5'8" max x 5'4" max (1.73m max x 1.64m max)

## Separate WC

## Rear Garden

A lovely 'Cottage' style garden at the rear, with an initial covered, paved seating area and door to brick built shed, an abundance of shrubs and flowers & rear gate access.



GROUND FLOOR 43.26 sq. m.  
( 465.67 sq. ft. )



1ST FLOOR 37.83 sq. m.  
( 407.21 sq. ft. )



TOTAL FLOOR AREA : 81.09 sq. m. ( 872.88 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.  
Made with Metropix 4/2025



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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Vizor Estate Agents Ltd  
Company No. 7848499



**Hyde House, 52 Bromsgrove Road, Redditch, B97 4RJ**

Tel: **01527 584 533**

[www.vizorestates.com](http://www.vizorestates.com)



