



**23 CRABTREE CLOSE, REDDITCH, B98 7JT**  
**OFFERS OVER £180,000**



## 23 CRABTREE CLOSE, REDDITCH, B98 7JT

IN NEED OF MODERNISATION!!! This three bedroom mid-terraced property is set in the popular district of Lodge Park, Redditch, is offered with no onward chain and offers the added bonus of a garage en-block. The property offers; living room, kitchen/diner, sun room, three bedrooms, shower room, communal parking area and garage en-block. An added benefit here is that the house has Lodge Pool located at the rear.

EPC - In progress.  
Council Tax Band - B.

### Approach

At the front is a communal parking area, pathway up to the main front entrance via an enclosed entrance porch with storage and inner door into;

### Living Room

18'0" max x 11'9" max (5.49m max x 3.60m max )  
With stairs to the first floor, double doors into;

### Kitchen/Diner

17'11" max x 10'11" max (5.48m max x 3.35m max )  
Leads into;

### Sun Lounge

9'10" max x 6'6" max (3.00m max x 1.99m max )  
With double doors leading out to the rear garden.

### First floor landing

Doors off to;

### Bedroom One

12'0" max x 9'11" max (3.67m max x 3.03m max )  
Double doors to built-in wardrobe.

### Bedroom Two

11'0" max x 9'11" max (3.36m max x 3.04m max )  
With built-in cupboard.

### Bedroom Three

9'1" max x 7'9" max (2.77m max x 2.37m max )  
With built-in cupboard.

### Shower Room/Wet Room

9'5" max x 7'5" max (2.89m max x 2.27m max )  
With door to built-in cupboard, houses the boiler.

### Rear Garden

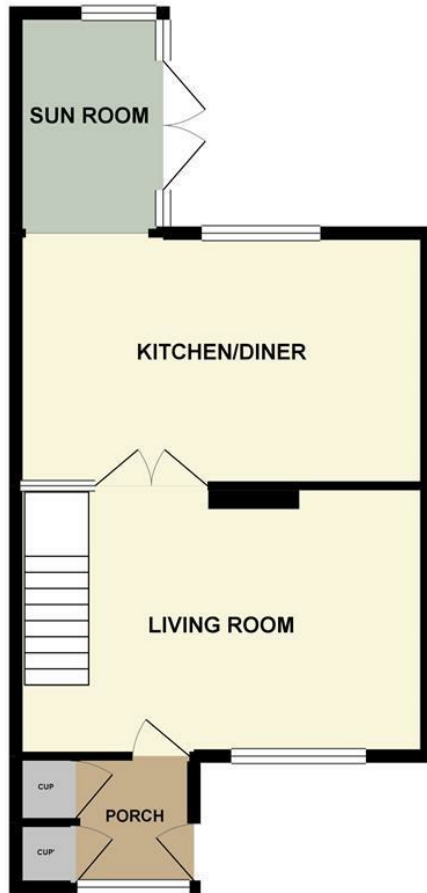
A paved area and lawn.

### Garage En-block

Not measured. Located in a block, accessed via Barlich Way.



GROUND FLOOR 48.29 sq. m.  
( 519.84 sq. ft. )

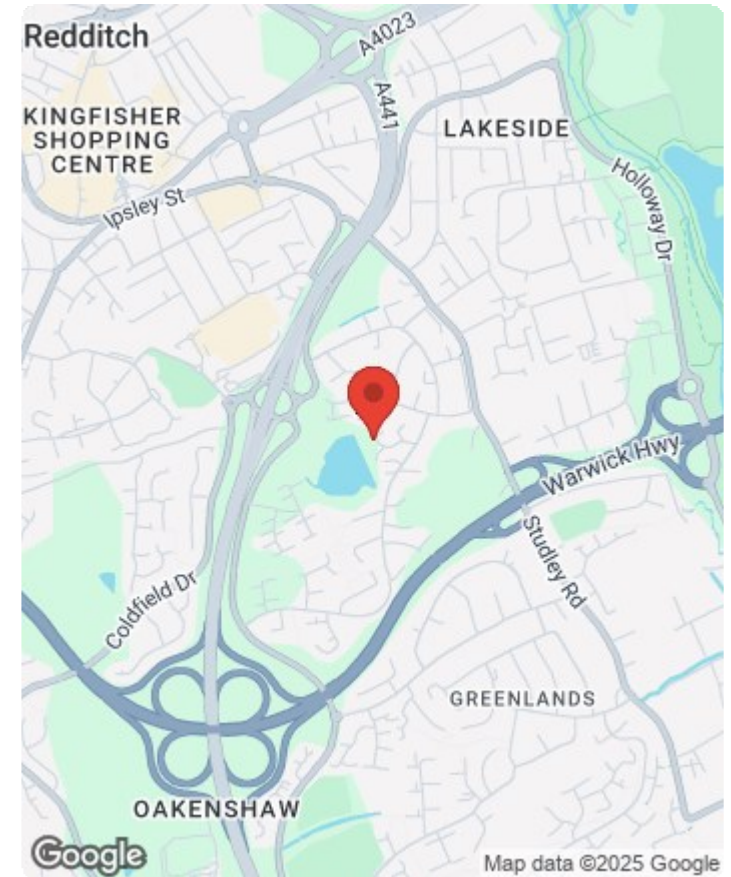


1ST FLOOR 38.34 sq. m.  
( 412.73 sq. ft. )



TOTAL FLOOR AREA : 86.64 sq. m. ( 932.57 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 ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(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	



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)



