



86 DIXON CLOSE, REDDITCH, B97 6AP
ASKING PRICE £285,000

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A DECEPTIVELY SPACIOUS 4/5 BEDROOM SEMI-DETACHED HOUSE WITH GARAGE AND OFF ROAD PARKING, OFFERING VERSATILE ACCOMODATION THROUGHOUT.

The ground floor of the property offers: entrance hall, storage cupboards, reception room (which could lend itself as a 5th bedroom), guest WC and kitchen diner to the rear with doors opening out to the garden. The first floor offers a spacious living room and principal bedroom, with built-in wardrobes and ensuite shower room. To the second floor are two good size double bedrooms, a third smaller bedroom and a family bathroom. To the side of the property is a Garage (with power) and driveway. At the rear is a pleasant enclosed garden which has a patio and lawned space along with a side access door into the Garage.

Approach

To the side of the property is a driveway which leads to the garage. At the front the main entrance door opens to;

Entrance Hall

With stairs off to the first floor landing, doors off to;

Office/Snug

9'8" max x 9'0" max (2.96m max x 2.76m max)

This room could possibly lend itself as a ground floor bedroom 5.

Guest WC

Kitchen/Diner

14'9" max x 12'9" max (4.51m max x 3.91m max)

With door to storage cupboard, and double doors leading out to the rear garden.

First Floor Landing

With stairs off to the second floor landing and leads off to;

Living Room

14'11" max x 11'11" max (4.55m max x 3.65m max)

Bedroom One

11'8" to ward' fronts x 9'10" max (3.58m to ward' fronts x 3.02m max)

With fitted wardrobe and door into;

En-Suite

5'8" max x 5'2" max (1.75m max x 1.58m max)

Second Floor Landing

With doors off to;

Bedroom Two

14'10" max x 8'0" max (4.54m max x 2.46m max)

Bedroom Three

9'7" to ward' fronts x 7'11" max (2.93m to ward' fronts x 2.43m max)

With fitted wardrobe.

Bedroom Four

9'2" max x 6'7" max (2.80m max x 2.03m max)

Bathroom

6'6" max x 5'6" max (2.00m max x 1.69m max)

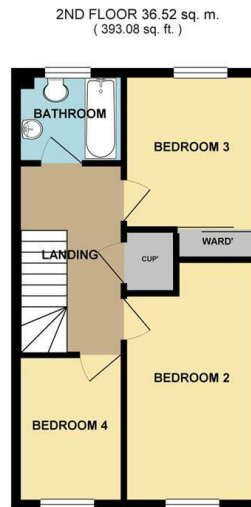
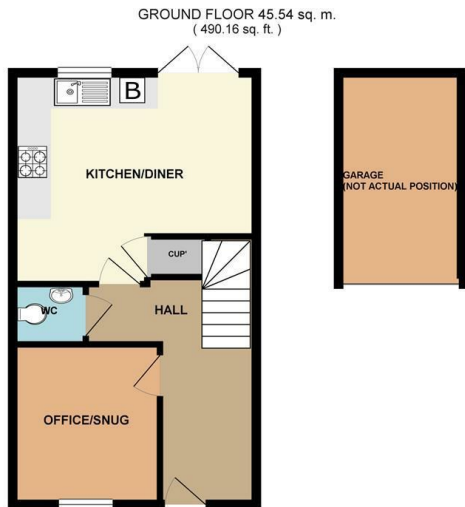
Rear Garden

With decked seating area, stone chippings and a lawned section.

Garage

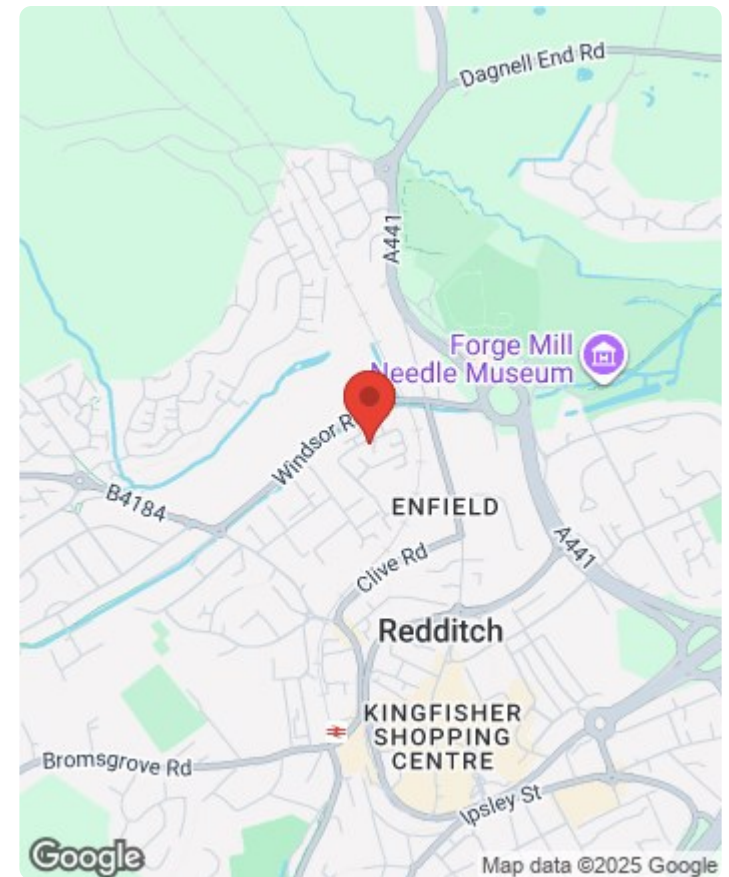
not measured (not measured)
Located to the side of the property, with power.





TOTAL FLOOR AREA : 118.58 sq. m. (1276.33 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		
(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	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	EU Directive 2002/91/EC



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