



70 BROMSGROVE ROAD, REDDITCH, B97 4RN  
OFFERS OVER £160,000



## 70 BROMSGROVE ROAD, REDDITCH, B97 4RN

ON OFFER WITH NO ONWARD CHAIN!! This immaculate two bedroom, lower floor apartment offers pleasant accommodation throughout along with off road parking & it's own rear garden.

Approached via steps leading down the to the front door you are greeted with a spacious open plan, kitchen & living area, further dining area with doors to the rear garden, two double bedrooms & a large L shape bathroom with walk in shower enclosure & bath. To the front of the property is an allocated off road parking space along with a private rear garden with patio and lawn area. This property has a generous footprint & must be seen to be appreciated. The property also benefits from having many local amenities within a short walk & is very closely located to Redditch Bus & Train stations along with the Kingfisher Shopping Centre.

### Approach

At the front there is an allocated off road parking space, steps down to main entrance door at the side, continues to gate leading to rear garden.

### Open Plan Living Room/Kitchen

18'2" max x 13'10" max (5.54m max x 4.22m max )

Doorway leads to the hallway, double doorway leads open plan into Dining Area.

### Dining Area

8'9" max x 7'11" max (2.69m max x 2.43m max)

With further door to bedroom two.

### Bedroom One

13'7" max x 7'10" max (4.15m max x 2.40m max )

### Bedroom Two

11'0" max x 8'5" max (3.36m max x 2.59m max )

### Bathroom

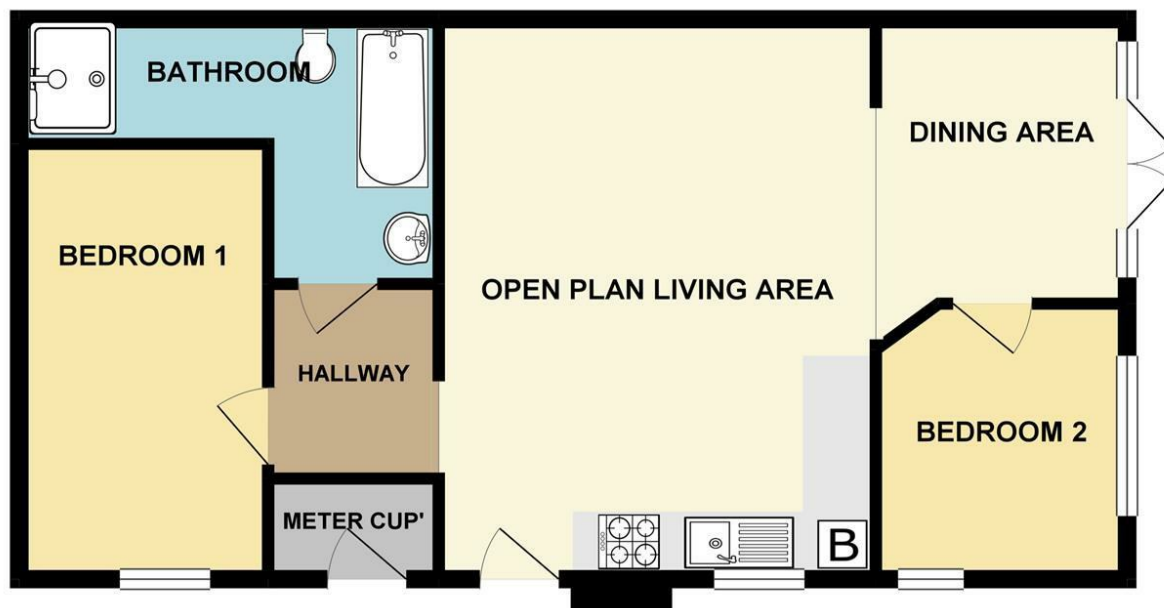
14'2" max (5'3" min) x 8'7" max (3'0" min) (4.32m max (1.61m min) x 2.62m max (0.92m min))

### Rear Garden

Side gate access, patio area and lanwed section.



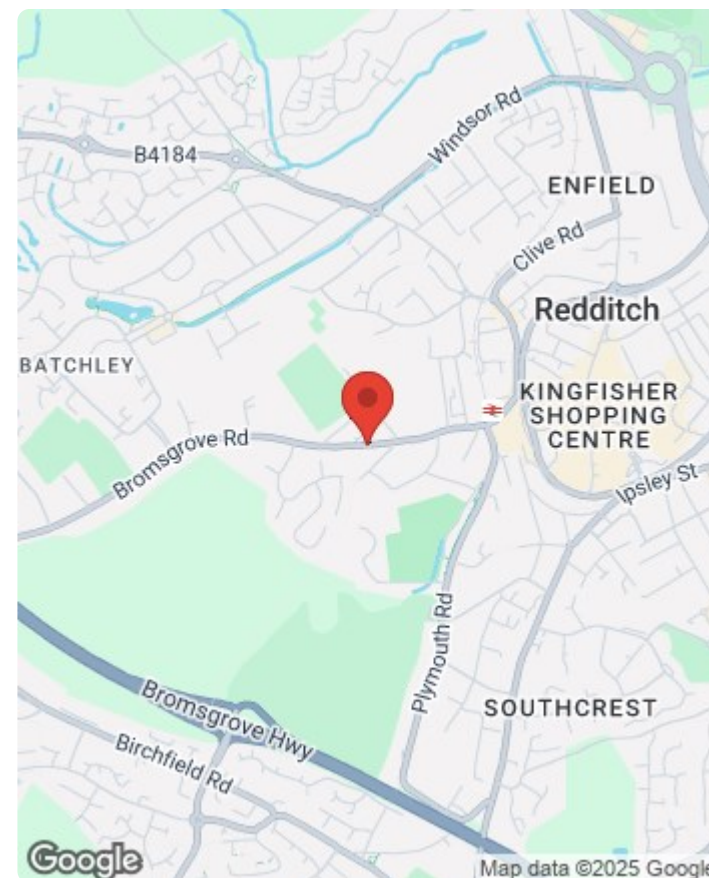
GROUND FLOOR 59.10 sq. m.  
( 636.18 sq. ft. )



TOTAL FLOOR AREA : 59.10 sq. m. ( 636.18 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	

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



