



62 MARLPOOL DRIVE, REDDITCH, B97 4RX

£330,000

AN IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOME WITH ADDITIONAL GROUND FLOOR RECEPTION ROOM/ BEDROOM & AN ADDITIONAL GROUND FLOOR SHOWER ROOM WITH WC!! THIS PROPERTY MUST BE VIEWED TO APPRECIATE THE OVERALL SPACE ON OFFER.

The ground floor of the property offers: porch, hallway, living room, separate dining room, kitchen with understairs storage cupboard, utility room, shower room and additional room which is currently used as a bedroom but could be an ideal home office, play room or further reception room/snug. The first floor offers two double bedrooms both with built in storage, a further smaller bedroom- again with built in storage, and modern family bathroom.

Outside: To the front of the property is a block paved driveway giving off road parking and at the rear is a tiered garden with mature plants, shrubs and flower beds along with generous patio. Beyond is Pitcheroak woods.

The property is set in a convenient location offering easy access into the town centre, train & bus links.

EPC - C .

Council Tax Band - C

Approach



To the front of the property is a generous block paved driveway. Main front entrance via an enclosed entrance porch leading into;

Entrance Hall

With stairs leading off to the first floor, double doors into the family room/additional reception room, door into;

Living Room

14'4" max x 12'10" max (4.37m max x 3.92m max)



With bow window to the front and a fireplace which is made up of Marble & Solid Wood. Door leads into;

Dining Room

10'6" max x 7'9" max (3.22m max x 2.37m max)



With door leading into;

Kitchen

10'6" max x 7'9" max (3.22m max x 2.38m max)



With door to pantry/understairs storage cupboard, door into;

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01527 584533
info@vizorestates.com
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Utility

10'5" max x 7'6" max (3.20m max x 2.29m max)



With door leading out to the patio & rear garden, further door to;

Shower Room

9'0" max x 7'6" max (2.75m max x 2.29m max)



Further sliding doors giving access from/to;

Family Room/Further Reception

13'8" max x 7'6" max (4.18m max x 2.31m max)



Utilised by the current owners as a ground floor bedroom.

Landing

With door to a cupboard and doors off to;

Bedroom One

13'1" max x 9'5" max (4.00m max x 2.88m max)



Offers a built-in wardrobe.

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Bedroom Two

9'8" max x 9'4" max (2.96m max x 2.87m max)



Offers built-in wardrobe.

Bedroom Three

8'11" max x 6'5" max (2.74m max x 1.97m max)



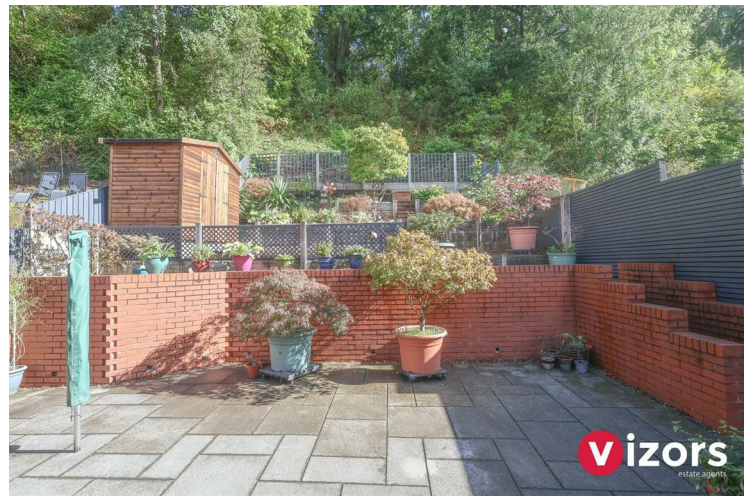
With built-in cupboard.

Bathroom

6'2" max x 6'2" max (1.89m max x 1.88m max)



Rear Garden



A tiered rear garden- with generous patio area, many mature shrubs and trees and beyond you will find Pitcheroak woods.

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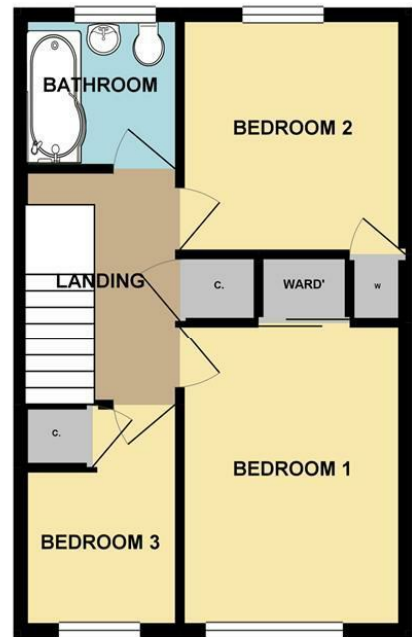
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GROUND FLOOR 57.61 sq. m.
(620.15 sq. ft.)

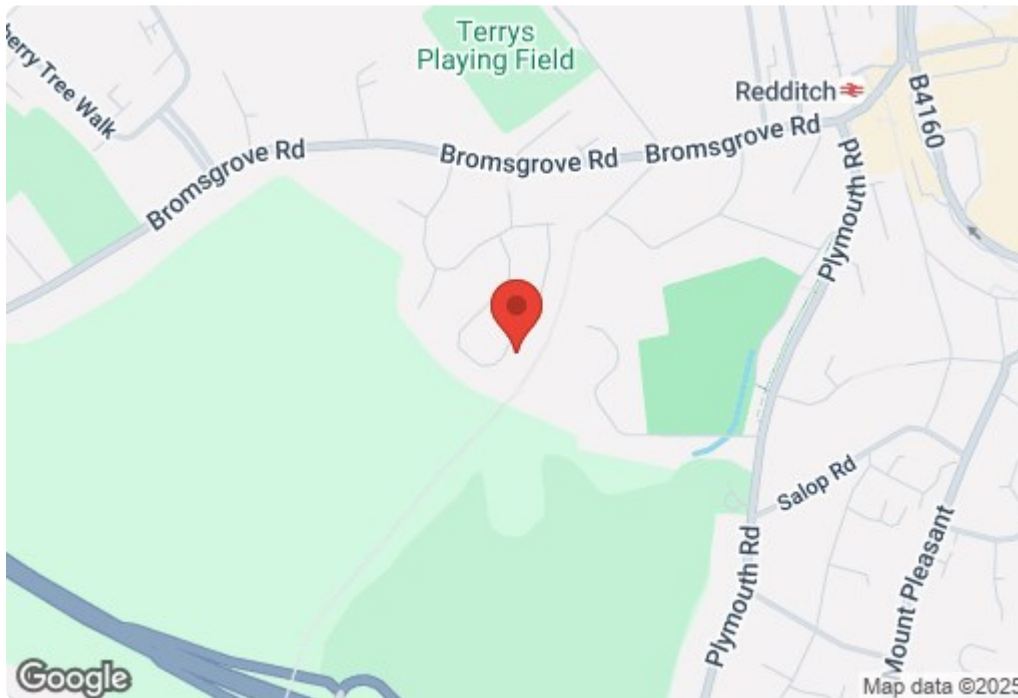


1ST FLOOR 36.15 sq. m.
(389.10 sq. ft.)



TOTAL FLOOR AREA : 93.76 sq. m. (1009.24 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	70	
(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 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		
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Not environmentally friendly - higher CO ₂ emissions		
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