



113A ENFIELD ROAD, REDDITCH, B97 5NE
OFFERS OVER £260,000

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ON OFFER WITH NO ONWARD CHAIN WITH THREE DOUBLE BEDROOMS IN A SOUGHT AFTER LOCATION IS THIS END OF TERRACE HOME WITH GARAGE & OFF ROAD PARKING.

This deceptively spacious property could be ideal for a growing family or first time buyer. The ground floor offers a good size kitchen to the front, living room with sliding doors out to the garden, separate dining room and a guest WC. To the first floor are three double bedrooms and a family bathroom which does require some modernising. To the front of the property is a block paved driveway and an integral garage and at the rear is a very large, L shape garden that is partly tiered and not over looked.

Approach

A driveway at the front leads up to the garage, main entrance door to the side of the property and side gate access to the rear garden. Main entrance door opens into;

Entrance Hall

With stairs off to the first floor, door to storage cupboard, doors lead off to;

Living Room

15'2" max x 9'10" max (4.63m max x 3.00m max)

Dining Room

11'11" max x 7'4" max (3.64m max x 2.25m max)

Guest WC

Kitchen

10'4" max x 9'2" max (3.17m max x 2.81m max)

Landing

With doors off to;

Bedroom One

11'10" max x 9'9" max (3.62m max x 2.99m max)

Bedroom Two

11'11" max x 7'4" max (3.64m max x 2.26m max)

Bedroom Three

12'6" x 12'1" max (3.82m x 3.70m max)

This room incorporates eaves

recess sections and restricted head height in parts.

Bathroom

11'10" max 6'7" max (3.62m max 2.03m max)

Garage

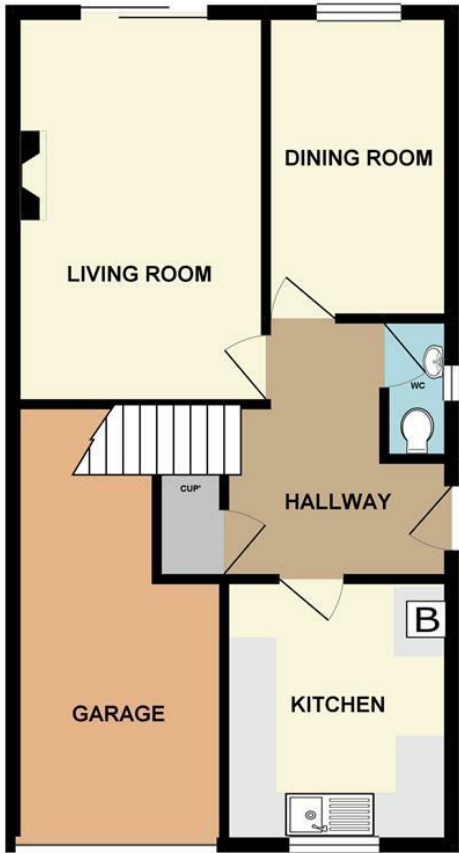
17'1" max x 8'2" max (5.22m max x 2.49m max)

Rear Garden

Side gate access, initial paved patio, steps up to a main lawn, shrubs and trees.



GROUND FLOOR 51.48 sq. m.
(554.08 sq. ft.)

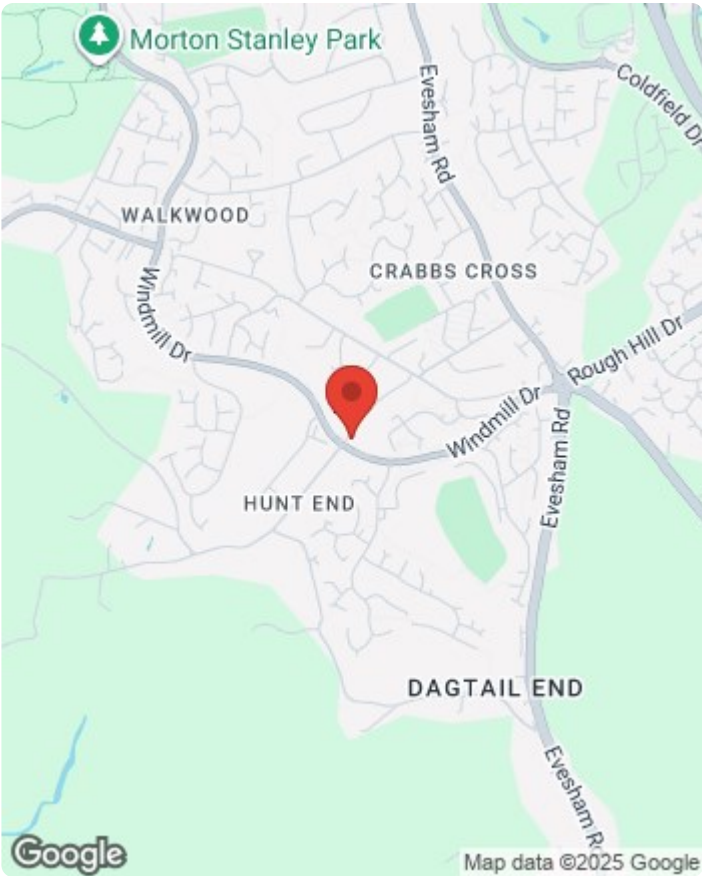


1ST FLOOR 51.47 sq. m.
(554.01 sq. ft.)



TOTAL FLOOR AREA : 102.94 sq. m. (1108.09 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		85
(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 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	



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