



14 PAXFORD CLOSE, REDDITCH, B98 8RH
OFFERS OVER £260,000

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A BEAUTIFULLY PRESENTED LINK DETACHED BUNGALOW SET IN THE POPULAR CHURCH HILL NORTH DISTRICT OF REDDITCH.

This impressive bungalow is set back, tucked off a small cul-de-sac in this popular location. The property offers; living room, fitted kitchen, main bedroom with fitted wardrobes, second bedroom, modern shower room, generous conservatory, garage and driveway and well maintained gardens to the front and rear. Viewing is advised.

EPC - D.

Approach

The property is approached via a shared driveway leading up to several bungalows tucked into this corner of the close, giving access to its own driveway leading up to the garage, side entrance door via the kitchen, garden at the front and main entrance at the front via;

Entrance Hall

Leads into Kitchen & Living room.

Kitchen

9'10" max x 7'9" max (3.01m max x 2.37m max)

Living Room

18'0" max x 10'3" max (5.50m max x 3.14m max)

With door to further inner hallway.

Inner Hallway

Door to cupboard, doors off to;

Shower Room

6'2" max x 6'0" max (1.89m max x 1.83m max)

Bedroom One

10'6" max (to ward' fronts) x 9'4" max (3.22m max (to ward' fronts) x 2.87m max)

Bedroom Two

9'10" max x 8'11" max (3.02m max x 2.74m max)

With door leading out to;

Conservatory

18'0" max x 7'5" max (5.51m max x 2.28m max)

Doors out to the rear garden, and door giving integral access to the garage.

Garage

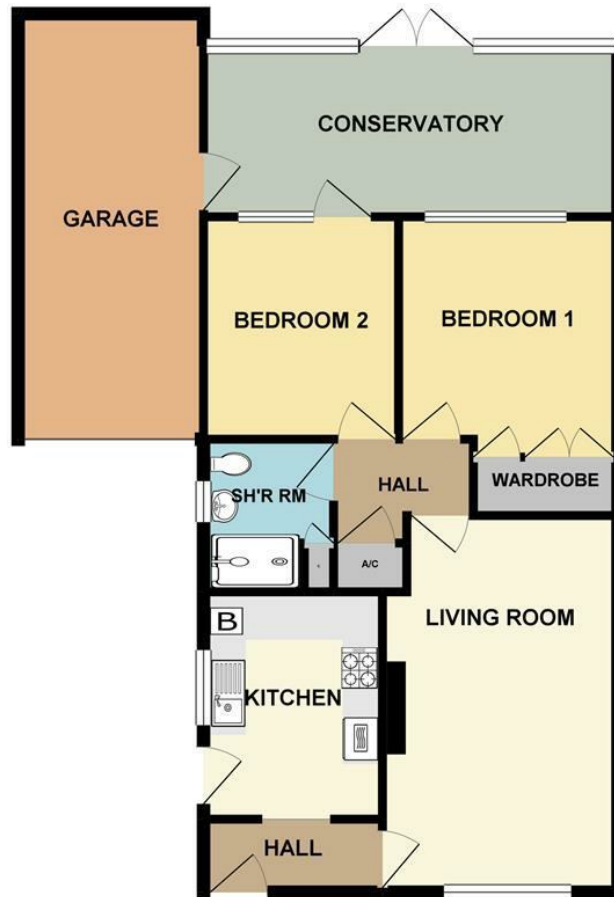
18'9" max x 8'0" max (5.72m max x 2.44m max)

Rear Garden

Steps lead to a mainly lawned area, with a decked seating area to one side, some shrubs and plants sections and borders.

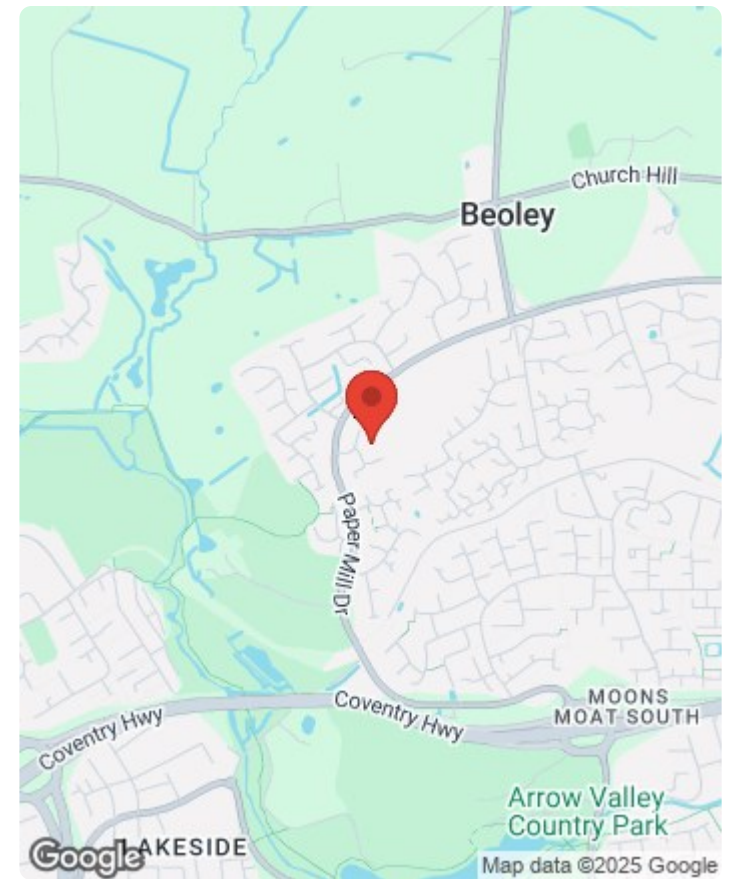


GROUND FLOOR 76.05 sq. m.
(818.62 sq. ft.)



TOTAL FLOOR AREA : 76.05 sq. m. (818.62 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	63	
(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	



Vizor Estate Agents Ltd
Company No. 7848499



Hyde House, 52 Bromsgrove Road, Redditch, B97 4RJ

Tel: 01527 584 533

www.vizorestates.com

