



74 HENLEY DRIVE, WORCESTERSHIRE, WR9 7RX

OFFERS OVER £150,000

A ONE BEDROOM QUAD STYLE SEMI-DETACHED HOME SET IN A PLEASANT TUCKED AWAY POSITION!!

Tucked away within a cul-de-sac is this one bedroom, quad style semi-detached home that could be ideal for an investor or first time buyer or a retired person. The property offers: Open plan living area, kitchen, spiral stairs to the first floor where there is a good size double bedroom and bathroom. There is also allocated parking and its own enclosed garden.

EPC - D.

Council Tax Band - A.

Tenure - Freehold (subject to solicitor confirmation)

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.

Approach

There is allocated parking to the side of the property, further allocated parking in an area almost directly opposite (see title plan image for illustration). A shared gated access for 74 & 72 leads to an area that then has its own gate opening to number 74 and entrance via the garden. A pathway leads up to main front entrance door with canopied porch, storage cupboard to one side, door leads directly into;

Open plan Living Room

15'7" max x 13'0" max (4.75 max x 3.98 max)



(The measurements for this room are both max' and this room incorporates the kitchen). With spiral staircase leading to the first floor and opening into the Kitchen

Kitchen

6'5" max x 5'6" max (1.97 max x 1.70 max)



With an array of base and wall units and space for appliances

Bedroom

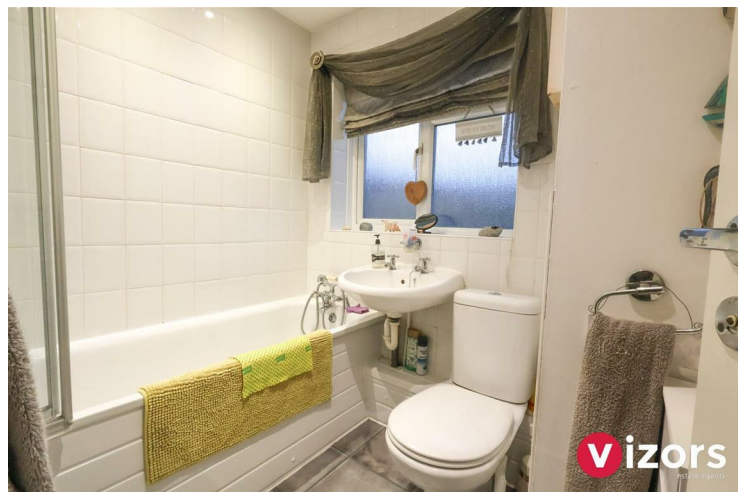
13'0" max x 8'0" max (3.98 max x 2.46 max)



With two built in storage cupboards

Bathroom

5'6" max x 5'5" max (1.68m max x 1.66m max)



With shower over bath, basin and WC

Vizors Estate Agents Ltd

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Garden



Offers an initial paved patio area, mainly lawn, some shrubs, trees & bushes and a pathway to the side gate leading out to the parking.

Parking



Two areas of allocated parking (please see the title plan image for illustration).

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		
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