



## 2A BURNS CLOSE, REDDITCH, B97 5BS

**ASKING PRICE £160,000**

A NEATLY PRESENTED TWO BEDROOM MAISONETTE IN HEADLESS CROSS WITH NO CHAIN!!!

This well presented two bedroom first floor maisonette is set in the very popular district of Headless Cross, Redditch. Offered with no onward chain, the property offers; entrance porch, generous main living room, kitchen, to bedrooms both with built-in wardrobes, bathroom. Outside there is a small lawned area to the front (see title plan image). The agent understands that there MAY possibly be the facility to drop a kerb and offer off road parking, however, the agent advises that this is not confirmed and any interested parties would have to make their own enquiries on this with Redditch Borough Council to clarify the position before any commitment to purchase.

EPC - C.

Council Tax Band - A.

Tenure - Leasehold with a lease of 126 years, with the four owners of each maisonette jointly owning the 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



### Approach

There is a small lawned area at the front. Pathway leads up to the main entrance via;

### Entrance porch

With door to storage cupboard, stairs up to the first floor landing, with further cupboard and door into;

### Living Room

15'3" max x 11'3" max (4.65m max x 3.45m max )



With doors off to inner hallway and kitchen.

### Kitchen

10'6" max x 8'6" max (3.22m max x 2.60m max )



With two built-in storage cupboards.

### Inner Hallway

With built-in cupboard housing the boiler, doors off to;

### Bedroom One

11'6" max x 11'0" max (3.52m max x 3.36m max)



With built-in wardrobe.

### Bedroom Two

10'4" max x 7'9" max (3.15m max x 2.37m max )



With built-in wardrobe.

### Bathroom

6'11" max x 5'6" max (2.11m max x 1.68m max)

### Vizors Estate Agents Ltd

Hyde House, 52 Bromsgrove Road  
Redditch B97 4RJ

01527 584533  
info@vizorestates.com  
www.vizorestates.com





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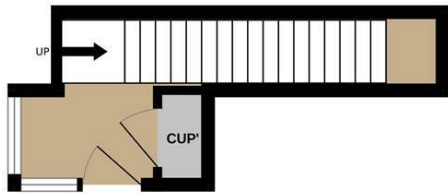
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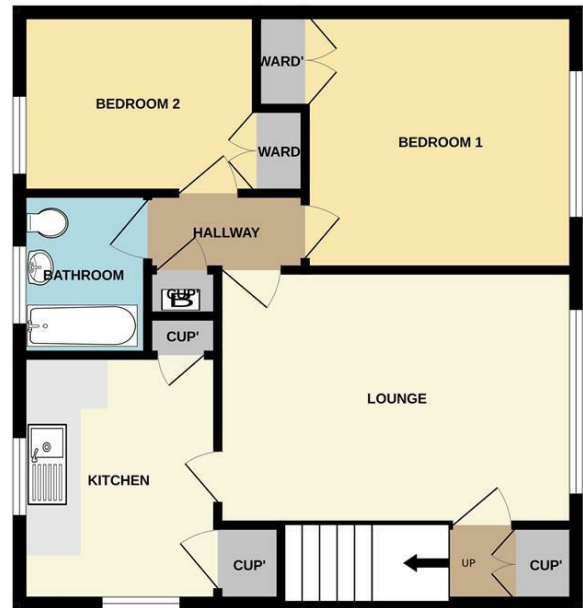
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GROUND FLOOR  
89 sq.ft. (8.2 sq.m.) approx.



FIRST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 sq.m.) 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	75
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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