



11 ABBEY ROAD, REDDITCH, B97 4BL

£1,100

A beautifully presented traditional two double-bedroom period property ideally and conveniently located near to the town centre, train and bus stations. In brief this property offers: entrance hall with stairs to first floor, front reception room with feature fireplace, second reception room with feature fireplace open plan to the extended fitted kitchen. To the first floor: two double bedrooms, one with wardrobes and family bathroom with separate shower cubicle. This property is bursting with original period features and boasts generous room sizes with high ceilings throughout. Driveway parking to the front aspect for 2 cars and an attractive private and enclosed rear garden.

A Holding Deposit of £253.84 will be taken at the point of application acceptance and will be deducted from the first months rent due on tenancy commencement date. Vizors is a member of Propertymark which is a client money protection scheme and also a member of The Property Ombudsman which is a redress scheme.

PLEASE NOTE: EPC is ordered and rating will be updated imminently.

All tenancies start with an initial 6 month fixed term, unless agreed by negotiation.
COUNCIL TAX BAND: B (correct at the time of marketing commencement)

Vizors Estate Agents Ltd

📍 Hyde House, 52 Bromsgrove Road
Redditch B97 4RJ

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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			
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