



**110 HEATHFIELD ROAD, REDDITCH, B97 5RD**  
**OFFERS OVER £280,000**

WITH OFF ROAD PARKING TO THE REAR - Set in the highly desirable area of Webeath and located on the edge of courtside walks close to your door step is this beautifully presented traditional three bedroom semi-detached home has been updated and maintained by the current owners and must be seen to appreciate the overall accommodation on offer.

This stunning home offers; living room with log burner fire, modern fitted kitchen opening to the diner, guest WC, two double bedrooms, a further single bedroom and impressive modern bathroom which has been finished to an excellent standard. Outside is a generous rear garden which offers a decked patio area, further patio space lower down and a grassed area with some boarders which leads to shed storage at the rear with the access gate leading to ample off road parking which is accessed via a small, tucked away service road.

The property is in close proximity to Webheath First School, post office/local convenience store, Biddles shop and a play ground.

Council Tax Band- C (Redditch).

EPC Rating - D

Tenure- Freehold (awaiting 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



**Approach**

A stone chipped parking area at the rear, rear gate access via the rear garden. At the front, pathway via fore garden to main front entrance via;

**Hallway**

Stairs off to the first floor landing, door into;

**Living Room**

13'1" max x 13'1" max (4.00m max x 4.00m max)  
With door into;



**Kitchen Diner**

16'0" max x 13'5" max (4.90m max x 4.10m max)  
With doors leading out to the rear garden. Kitchen area is semi-open plan to the dining room/area.



**Landing**

Leads off to;

**Bedroom One**

12'6" max x 11'0" max (3.82m max x 3.36m max)



**Bedroom Two**

10'11" max x 10'5" max (3.35m max x 3.20m max)



**Bathroom**

7'10" max x 5'10" max (2.40m max x 1.80m max)



**Bedroom Three**

9'6" max x 6'6" max (2.90m max x 2.00m max)

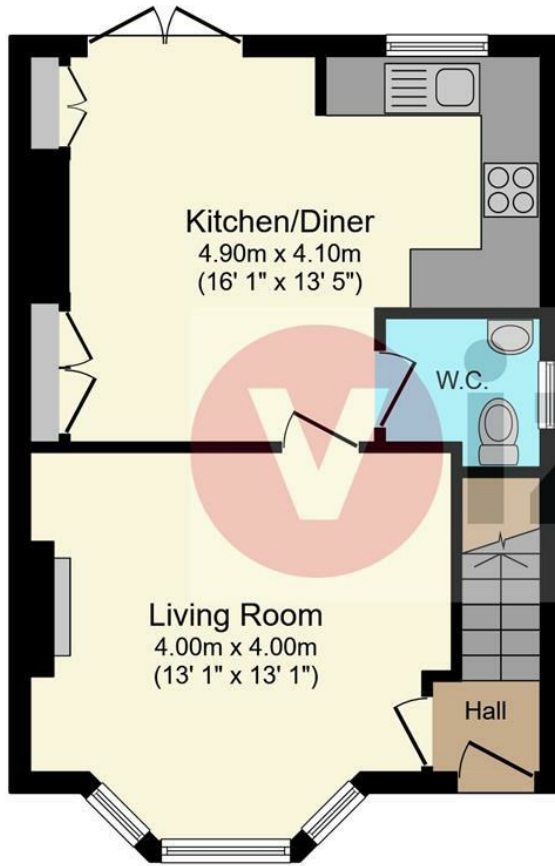


**Outside**

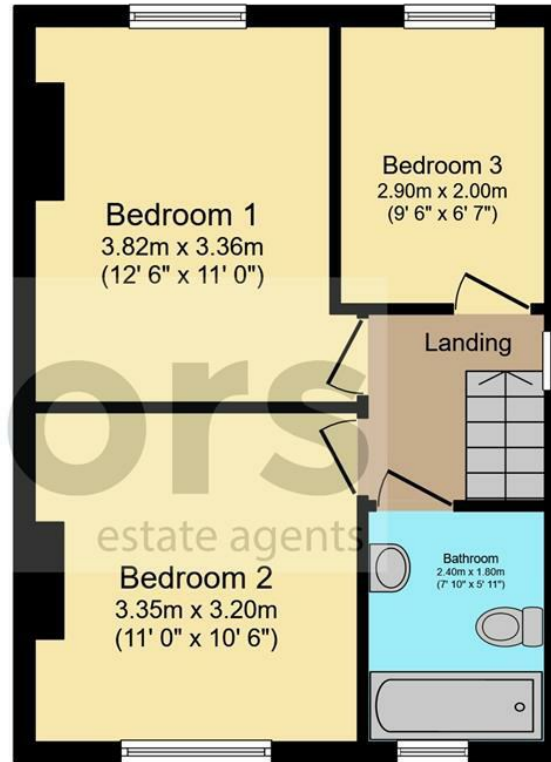
A generous rear garden area, at the rear is a stone chipped parking area, accessed via a residents driveway.



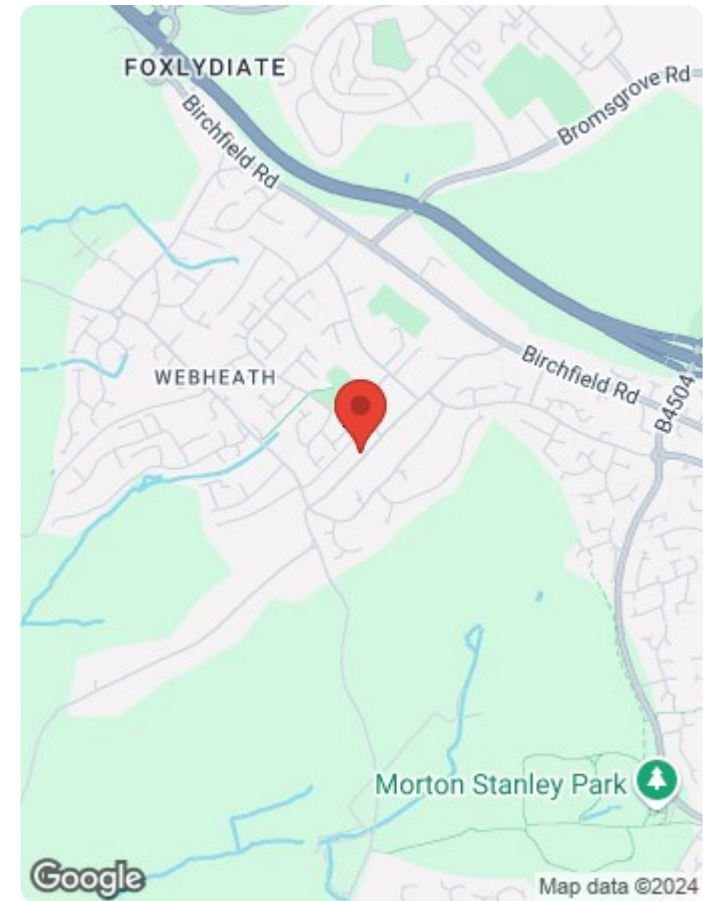




**Ground Floor**



**First Floor**



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com



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