



35 PAXFORD CLOSE, REDDITCH, B98 8RH
OFFERS OVER £245,000

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AN EXCEPTIONAL, EXTENDED TWO BEDROOM SEMI-DETACHED PROPERTY IN A LOVELY POSITION!!

This stunning two bedroom semi-detached home is set in the much requested district of Church Hill North, Redditch. In an enviable position tucked towards the end/corner of the close backing onto trees/wooded area. With a great rear ground floor extension, the property now offers a large open plan living room/diner, with fitted kitchen in a great extension room at the back. The garage has been adapted to now include a guest WC & laundry area (the remainder of the garage being handy storage). To the first floor are two double bedrooms and a stunning shower room. Directly outside the front, the property has its own is a block paved driveway, and a stunning, well established garden to the rear. OFFERED WITH NO ONWARD CHAIN!!! Viewing is advised.

Approach

A block paved driveway leads to the two corner properties (with a 'right of way' access for the neighbouring property number 34), leads to the driveway solely for this property. Leads up to the garage and main front entrance via a canopied entrance porch, and main door into;

Entrance Hall

Stairs off to the first floor and door into;

Living Room/Diner

21'5" max x 13'1" max (8'5" min) (6.54m max x 4.01m max (2.57m min))

With bay window to the front, double doors lead out to the rear garden, doors off to the adapted garage and door to the kitchen.

Kitchen

11'11" max x 9'5" max (3.64m max x 2.88m max)

With many integrated appliances and door leads out to the rear garden.

Landing

Leads off to;

Bedroom One

13'1" max x 12'3" max (4.00m max x 3.75m max)

Bedroom Two

8'11" max x 7'1" max (2.72m max x 2.16m max)

Shower Room

5'10" max x 5'8" max (1.80m max x 1.75m max)

With an 'Insignia' shower (with Bluetooth, radio, speakers, lighting, x3 shower options and a steam option), low level WC and vanity unit wash basin (with storage beneath).

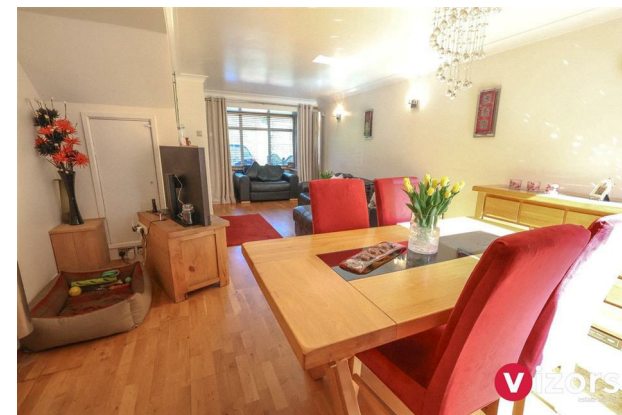
Adapted Garage

19'2" max x 7'10" max (5.85m max x 2.39m max)

A section has been partitioned to include a laundry area & a guest WC. The laundry area includes the wall mounted (recessed) boiler, and WC with a Macerator WC and wash basin. To the rear of the garage is a further door out to the rear garden. The remainder of the garage offers handy storage.

Rear Garden

An impressive garden at the rear backs onto trees/a wooded area. Decked & paved area, with mainly lawn beyond, many tree/shrubs & flowers.



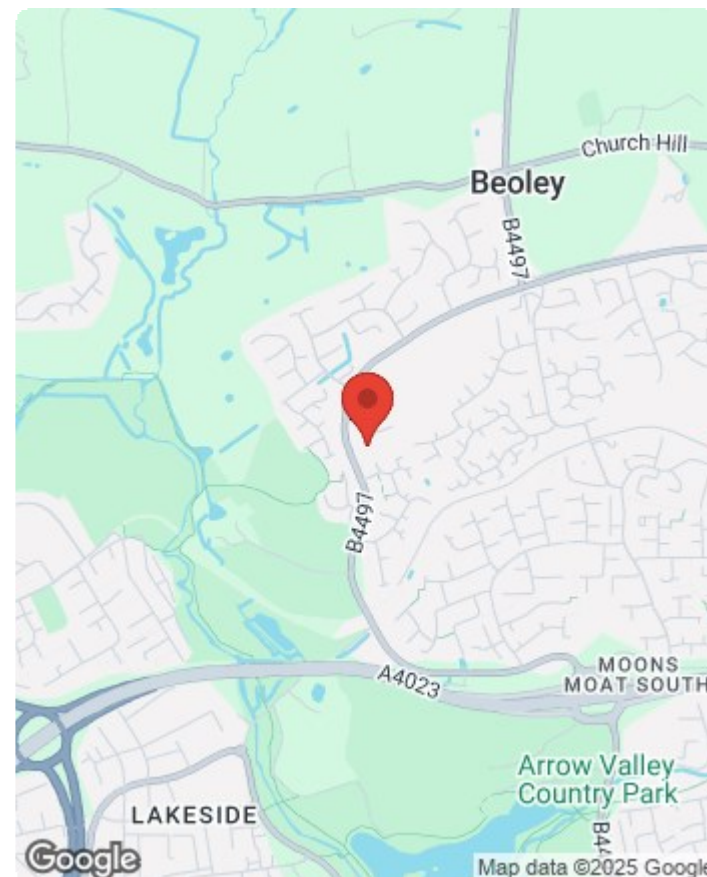
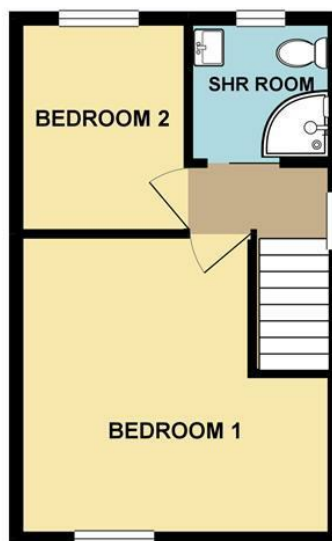
GROUND FLOOR 51.27 sq. m.
(551.90 sq. ft.)



TOTAL FLOOR AREA : 77.38 sq m. (832.87 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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1ST FLOOR 26.10 sq. m.
(280.97 sq. ft.)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (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 | | |
| England & Wales | EU Directive 2002/91/EC | |



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