



45 SUTTON CLOSE, REDDITCH, B98 0JR

ASKING PRICE £160,000

CASH BUYERS ONLY!!! A THREE BEDROOM SEMI-DETACHED HOME IN WINYATES WEST NEEDING MODERNISING!!

Cash buyers only please- This three bedroom semi-detached home is set in the convenient district of Winyates West, Redditch. Needing modernising the property comprises; living room/diner, kitchen, three bedrooms, bathroom, garden at the rear, driveway and garage. Offered with no chain.

AGENTS NOTE- The loft space into the roof on this property has had spray foam insulation added to it. Due to the known challenges in attempting to raise a mortgage we are asking for cash buyers only!

EPC -In progress.
Council Tax Band - B.
Tenure - Freehold (subject to solicitor confirmation)

Approach



There is a driveway to the rear of the property with rear gate access via the rear garden. At the side of the property a canopied entrance has main entrance door into;

Hall

With door to storage cupboard and leads off to Kitchen & living room/diner.

Kitchen

11'11" max x 7'8" max (3.64m max x 2.34m max)



With integrated oven, hob and extractor. Door leads out to the rear garden.

Living Room/Diner

16'10" max x 13'5" max (5.15m max x 4.11m max)



With stairs off to the first floor landing, sliding patio doors out to the rear garden.

Landing

With loft access, doors lead off to;

Bedroom One

10'5" max (not into door recess) x 10'3" max (3.20m max (not into door recess) x 3.13m max)



With door to cupboard housing the boiler, sliding doors to built-in wardrobe.

Vizors Estate Agents Ltd

Hyde House, 52 Bromsgrove Road
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Bedroom Two

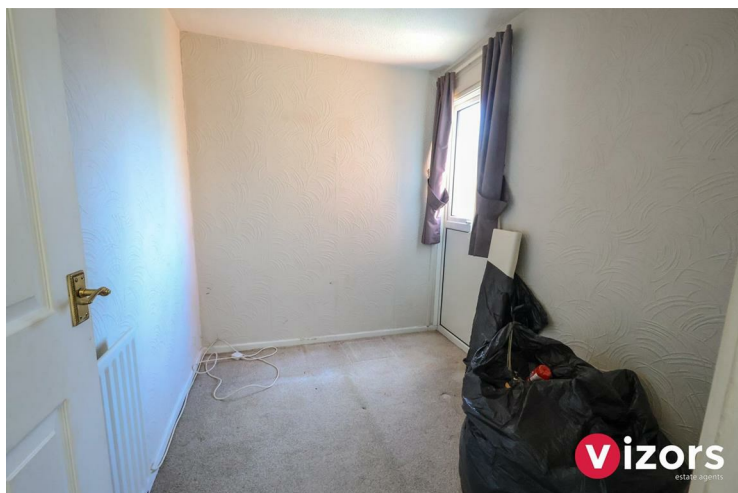
10'2" max (not into dorr recess) x 7'11" max (3.12m max (not into dorr recess) x 2.42m max)



With double doors to a built-in wardrobe.

Bedroom Three

8'7" max x 6'5" max (2.62m max x 1.97m max)



Bathroom

7'3" max x 6'5" max (2.23m max x 1.98m max)



With low level WC, panelled bath and wash basin.

Rear Garden



A largely paved and stone chipped area, with gate out to the driveway and garage.

Garage

not measured (not measured)

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GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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