



vizors  
estate agents



## 85 HARPORT ROAD, REDDITCH, B98 7PH

**OFFERS OVER £200,000**

A TWO DOUBLE BEDROOM END TERRACED HOME ON A CORNER PLOT WITH GENEROUS DRIVEWAY!!!

Set in the popular district of Greenlands, Redditch, this lovely end terraced home benefits from being positioned on the corner plot, set back with front & side gardens and a generous double width driveway. This impressive property offers; living room, kitchen/diner, sun room/enclosed porch on the rear, enclosed porch to the main entrance, TWO DOUBLE BEDROOMS, shower room/wet room and a low maintenance garden to the rear.

EPC -In progress.

Council Tax Band - B.

Tenure - 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 makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any

## Approach



Lawned areas at the front and side, with a double width driveway at the side/rear, with side gate access via the rear garden, pathway up to the main entrance via an enclosed porch, with inner door into;

## Hall

With stairs off to the first floor landing, doors to living room and kitchen/diner.

## Living Room

13'11" max x 13'6" max (10'5") (4.26m max x 4.12m max (3.20m))



This room incorporates, in part, the stairs rising to the first floor.

## Kitchen/Diner

13'10" max x 10'7" max (4.23m max x 3.24m max)

With door out to;

## Sun Lounge/Enclosed Rear Porch

10'6" max x 3'5" max (3.22m max x 1.06m max)



## Landing

With doors off to;

## Bedroom One

14'0" max x 10'7" max (4.27m max x 3.23m max)



With door to built-in cupboard.

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Hyde House, 52 Bromsgrove Road  
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## **Bedroom Two**

10'8" max x 9'1" max (3.27m max x 2.79m max )



A low maintenance rear garden is mainly paved with section of Faux grass, brick built store, side gate access to the driveway.

With door to built-in cupboard.

## **Shower Room/Wet Room**

7'4" max x 4'4" max (2.26m max x 1.34m max)



## **Rear Garden**



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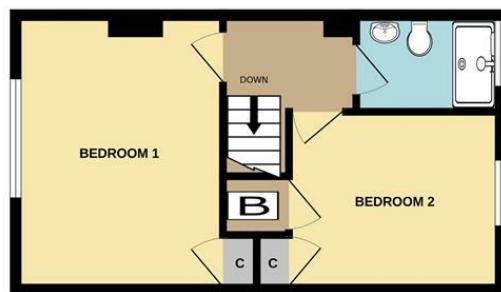
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GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



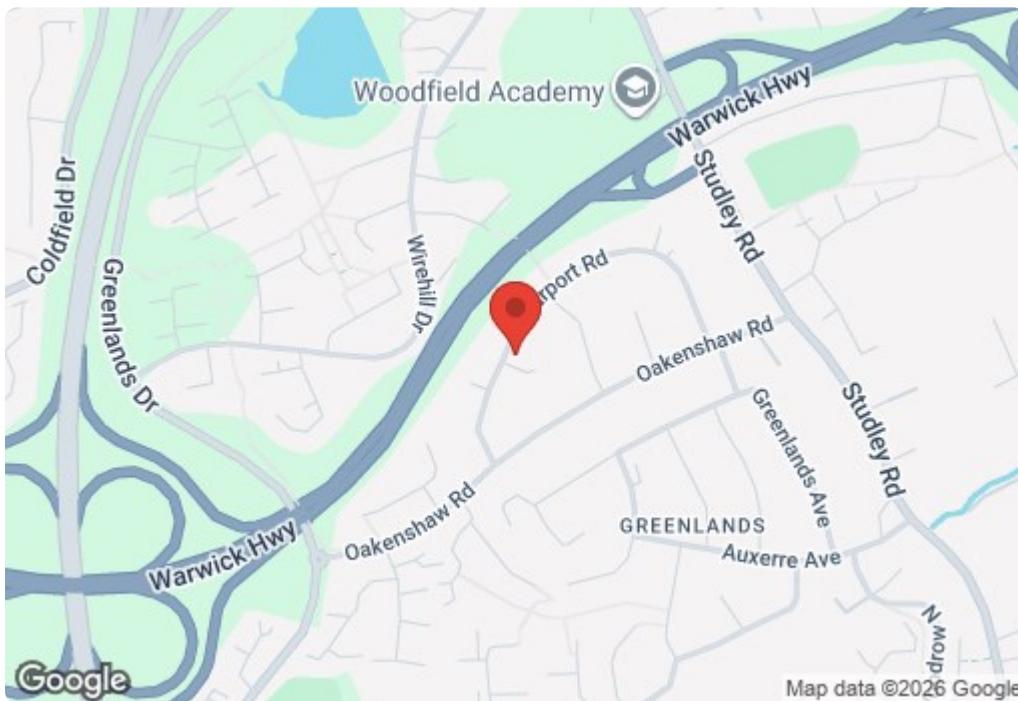
1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.1 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. The floorplan is for guidance only and should not 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			
(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 <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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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