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85 BIRCHFIELD ROAD, REDDITCH, B97 4LB
OFFERS OVER £180,000



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A STUNNING ONE BEDROOM SEMI-DETACHED HOME IN THE POPULAR DISTRICT OF HEADLESS CROSS, REDDITCH!!

This exceptional home has been vastly improved and refurbished by its current owner over the last 2 years. Set in an incredibly convenient location for the local amenities of Headless Cross, this excellent property offers; entrance porch, handy storage cupboard (which the current owner uses for her washing machine & tumble drier), an outstanding open plan breakfast/kitchen & living room (the kitchen offers integrated fridge, freezer, oven, hob & extractor), double glazed conservatory, generous double bedroom & beautiful bathroom. Outside there is a lovely rear garden which opens to a shared residents parking area directly behind. Viewing is particularly important to appreciate this property!

Approach

At the rear of the property there is a shared residents parking area and rear gate access via the rear garden. At the front, the main entrance is via an enclosed entrance porch, with door at the side to a useful cupboard which the current owner utilises for her washing machine and tumble drier. An inner door from the entrance porch directly into;

Open Plan Breakfast/Kitchen & Living Room

20'6" max x 11'8" max (6.27m max x 3.57m max)

This room incorporates stairs off to the first floor, with door to cupboard leading beneath. A recently re-fitted kitchen offering integrated oven, hob and extractor, fridge & freezer. There is a breakfast bar seating area and sliding patio doors lead out to;

Conservatory

9'2" max x 7'10" max (2.80m max x 2.39m max)

Which in-turn has double opening doors leading out to the rear garden.

Landing

Has door to a cupboard which houses the boiler, doors then off to the bedroom and bathroom.

Bedroom

11'9" max x 11'8" max (3.60m max x 3.56m max)

Bathroom

8'4" max x 6'2" max (5'2") (2.55m max x 1.90m max (1.58m))

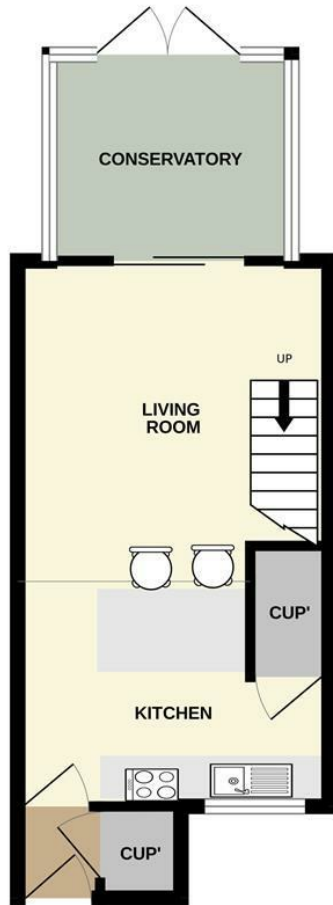
Bath with a drencher style shower above, a recessed low level WC and a vanity wash basin.

Rear Garden

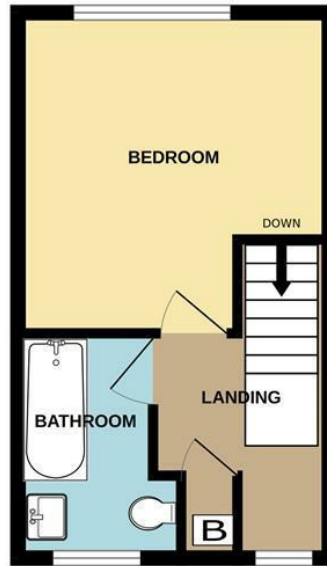
Walled to one side, fened to the other, with a decked area, laid to lawn and some shrubs. The rear gate access opens to the shared residents parking area.



GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.

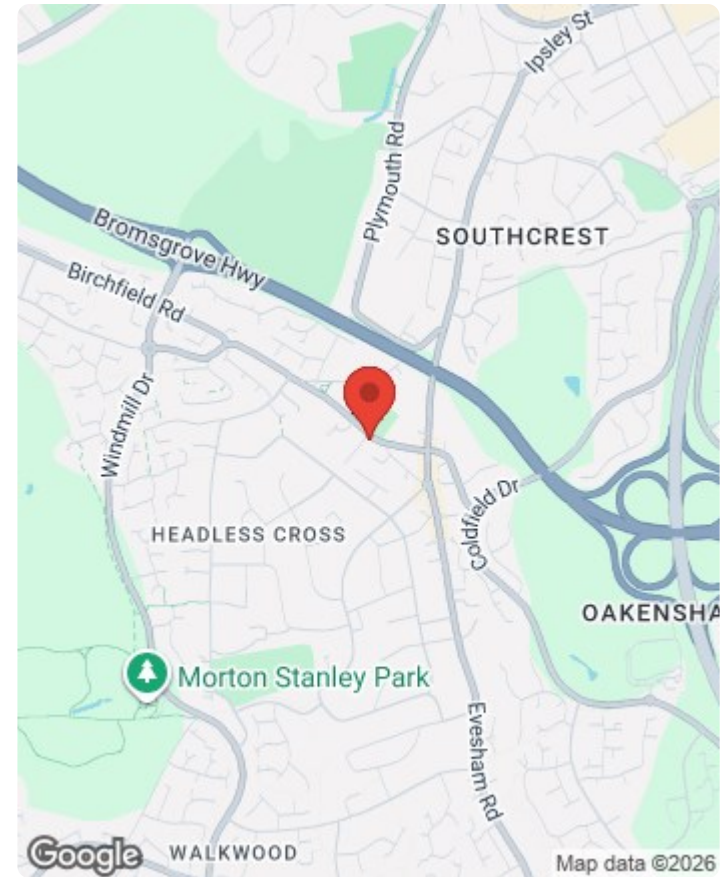


1ST FLOOR
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA - 579 sq.ft. (53.8 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			88
(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			88
(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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