



## 42 SHIRELAND LANE, REDDITCH, B97 6UB

**OFFERS OVER £325,000**

A WELL PRESENTED THREE BEDROOM DETACHED HOME SET ON THE POPULAR BROCKHILL ESTATE OF REDDITCH!!

This well presented three bedroom detached home is set on the popular Brockhill estate of Redditch. The property offers well proportioned accommodation, comprising; living room, impressive kiten/diner with many integrated appliances, guest WC, generous main bedroom with built-in wardrobes and en-suite shower room, two further bedrooms, a stunning bathroom, garage and driveway and a lovely well established garden at the rear. Viewing is advised!

EPC - D.

Council Tax - D.

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



There is a driveway to the front leading up to the garage, stone chipped area at the front also, side gate access to the rear garden, main front entrance door into;

## Entrance Hall

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

## Guest WC



## Living Room

12'11" max into bay x 12'6" max (3.96m max into bay x 3.83m max )



## Kitchen/Diner

12'6" max x 12'5" max (3.82m max x 3.79m max )



With integrated oven, hob and extractor, fridge, freezer, double doors out to the rear garden.

## Landing

Door to an airing cupboard and doors off to;

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01527 584533  
info@vizorestates.com  
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### Bedroom One

15'10" max (9'5") x 12'6" max (4.84m max (2.89m) x 3.83m max )



With an area with built-in wardrobes, door into;

### En-suite

7'1" max x 2'11" max (2.16m max x 0.91m max )



### Bedroom Two

12'1" max 9'10" max x (8'9") (3.70m max 3.00m max x (2.68m) )



### Bedroom Three

9'3" max x 8'9" max (2.82m max x 2.68m max )



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## Bathroom

8'7" max x 6'9" max (5'8") (2.63m max x 2.07m max (1.75m))



## Garage

16'8" max x 8'7" max (5.09m max x 2.62m max)

With personal door via the rear garden, wall mounted boiler.

## Rear Garden



With an initial paved area, wall and steps up to another level, with stone chippings, onto lawn with a pergola, an abundance of shrubs, trees and plants.

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GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.

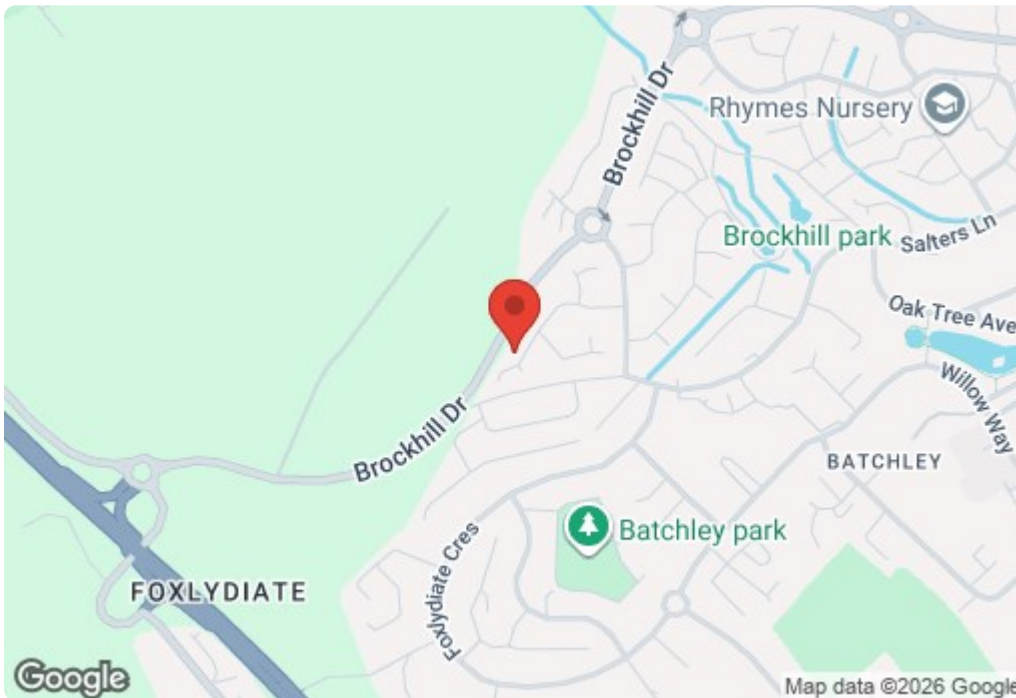


1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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                                                     |         |           |
| (81-91) B                                                       |         | 83        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 65      |           |
| (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 |         |           |
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