



28 BILBURY CLOSE, REDDITCH, B97 5XN
OFFERS OVER £220,000

A THREE BEDROOM SEMI-DETACHED HOME IN THE POPULAR DISTRICT OF WALKWOOD, REDDITCH- NEEDING MODERNISING THROUGHOUT!

This three bedroom semi-detached home is set in the ever-popular district of Walkwood, Redditch. Is offered with no onward chain. IN NEED OF MODERNISING THROUGHOUT. The property offers; living room, kitchen/diner, conservatory, three bedrooms, bathroom. Driveway to the front and garden to the rear.

The agent feels that this property offers a fantastic opportunity for someone happy to take on work, looking to put their own mark, their own stamp on a property and make it their own.

EPC -C.

Council Tax Band - C.

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 financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.



Approach

Via a block paved driveway at the front, main front entrance via an inner porch, with inner doorway into;

Living Room

17'5" max into bay x 11'5" max (5.32m max into bay x 3.49m max)
Door leads into;



Landing

Door to cupboard housing the boiler, doors off to;

Bedroom One

13'5" max x 8'3" max (4.09m max x 2.53m max)



Bedroom Three

7'5" max x 5'11" max (2.27m max x 1.82m max)

Kitchen/Diner

14'6" max x 8'11" max (4.43m max x 2.73m max)

Opening leads to a storage recess partly into the understairs, double doors lead out to;



Bedroom Two

11'2" max x 8'3" max (3.41m max x 2.54m max)



Bathroom

5'10" max x 5'5" max (1.79m max x 1.66m max)

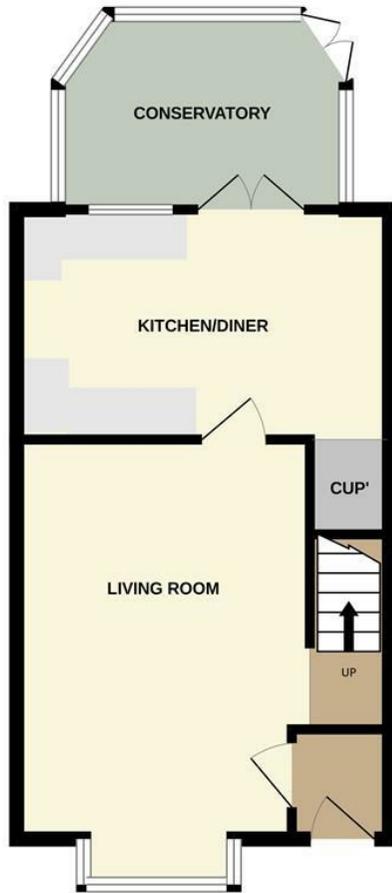
Conservatory

11'3" max x 8'3" max (3.44m max x 2.52m max)
With double doors out to the rear garden.

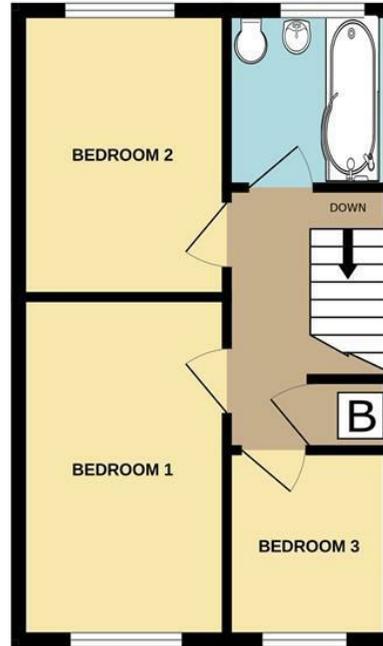




GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.

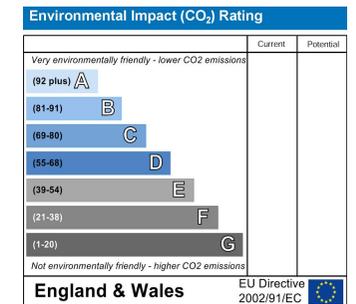
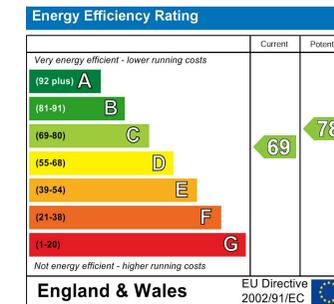
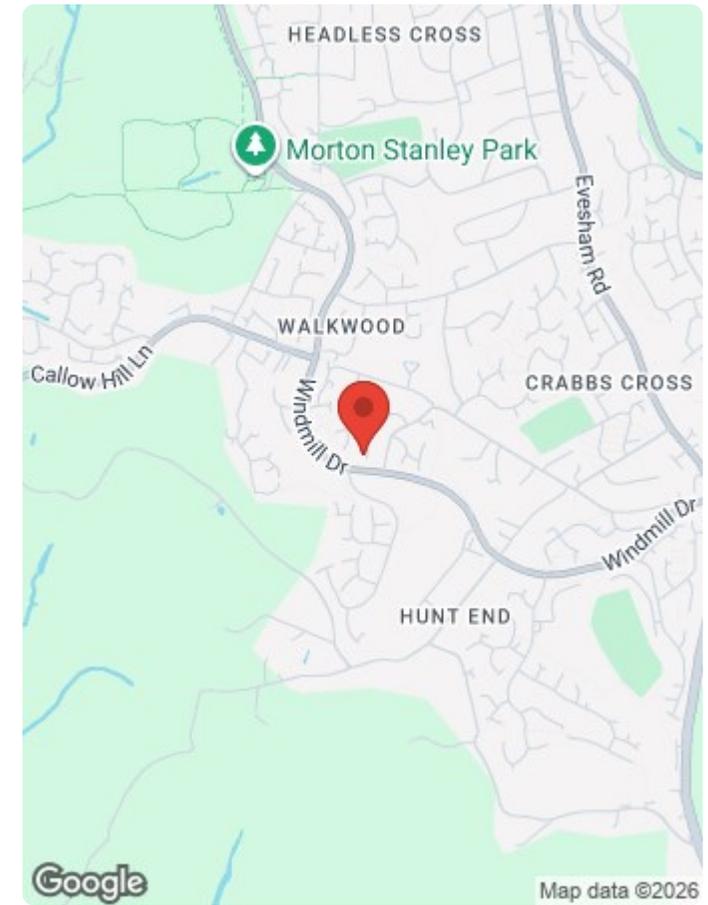


1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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