



81 LADYGROVE CLOSE, REDDITCH, B98 7RB

ASKING PRICE £190,000

A BEAUTIFULLY PRESENTED TWO BEDROOM TERRACED HOME WITH A STUNNING RECENTLY RE-FITTED KITCHEN!!!!

This exceptional two double bedroom mid terraced home is set in the popular district of Greenlands, benefitting from a pleasant outlook over looking a green at the front. The property offers; an outstanding kitchen with integrated oven, hob, extractor, fridge and freezer, dining area to one side, guest WC, a lovely living room with modern log burner, a handy double glazed rear porch/lobby, two double bedrooms both with built-in wardrobes, neatly presented shower room and a lovely cottage style garden at the rear which is well-stocked and offers a porcelain tiled seating area. At the end of the terrace is a generous shared parking bay, and the current owners tell us that they rent a R.B.C garage. Viewing is essential!!!

EPC -C.

Council Tax Band - B.

Tenure - Freehold (subject to solicitor confirmation).

Approach



At the end of the terrace/this block of houses is a shared parking bay area. To the front of the property is a grassed/green area, pathway leads up to the canopied main entrance porch with composite main entrance door opening into;

Hall

With door to storage cupboard, doors lead off to kitchen & guest WC.

Guest WC



With low level WC and wash basin.

Kitchen/Diner

13'5" max x 12'8" max (7'1") (4.11m max x 3.88m max (2.18m))



An exceptional fitted kitchen, offering integrated oven, hob and extractor, fridge and freezer, featuring under-lighting and low level lighting too, with an archway to further storage, laundry area off, door then leads off to;

Living Room

16'0" max x 11'10" max (4.90m max x 3.61m max)



With stairs off to the first floor, log burner, double doors out to the rear garden, further door to the rear porch/lobby.

Landing

With door to a cupboard housing the boiler, doors off to;

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Bedroom One

10'9" max x 10'4" to ward' fronts (3.30m max x 3.17m to ward' fronts)



With sliding doors to a built-in wardrobe leading partially over the stairs, second built-in wardrobe to the other wall.

Bedroom Two

11'9" max x 9'1" max (3.60m max x 2.78m max)



With double doors to a built-in wardrobe.

Shower Room

7'6" max x 6'6" max (2.30m max x 2.00m max)



Rear Garden



The property offers a useful double glazed lobby/rear porch. There is a porcelain tiled seating area, lawn beyond, shrubs, area for a shed and rear gate access.

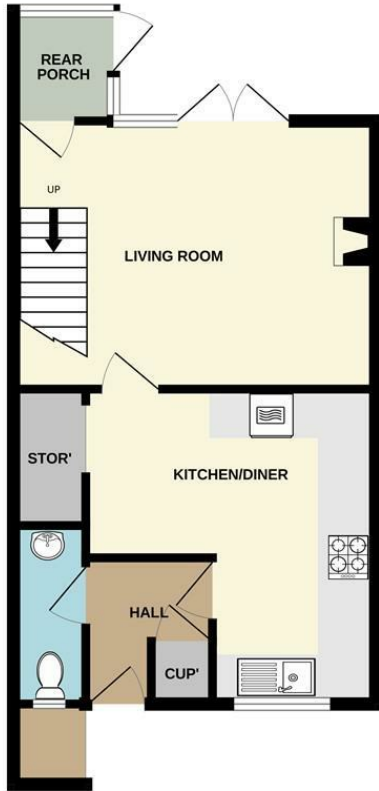
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GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.

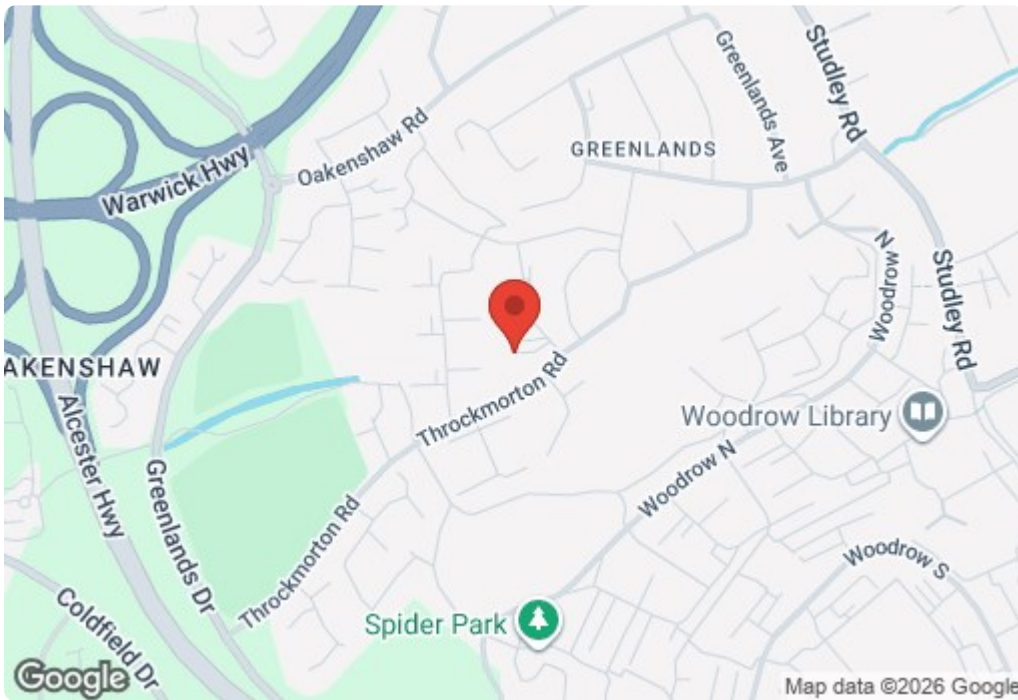


1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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			
(69-80) C		76	80
(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			
(81-91) B			
(69-80) C			
(55-68) D			
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