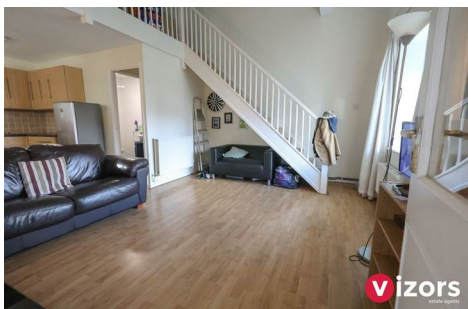




25 MICHAELWOOD CLOSE, REDDITCH, B97 5YB

ASKING PRICE £170,000

A GALLERY STYLE BUNGALOW, IN A LOVELY POSITION IN THE MUCH LOVED DISTRICT OF WEBHEATH!!!

Tucked in the corner of the close, this quad style, galleried bungalow is set in the ever-popular district of Webheath. The property offers great potential and comprises; entrance porch, open plan living room & kitchen, shower room, and stairs lead to a galleried bedroom over-looking the living room area. There is a garden to the side and at the front and a driveway too. There is an added bonus of a newly fitted boiler earlier this year. Offered with no chain.

EPC -D.
Council Tax- 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



A driveway leads up to the front of the property with garden to the front/side, fencing and gate opens to the main garden area at the side, door to storage cupboard and main entrance via an enclosed entrance porch, with inner door into;

Open Plan Living Room & Kitchen

21'1" max x 14'1" max (8'3" max in kitchen area)
(6.43m max x 4.30m max (2.52m max in kitchen area))



An open plan room with stairs off and recess beneath, door to a lobby area with further doors to storage cupboard and to shower room, kitchen area has wall mounted boiler, and space for a cooker.

Shower Room

6'8" max x 5'6" max (2.05m max x 1.68m max)



Bedroom

14'1" max x 9'10" max (4.30m max x 3.00m max)



A gallery style bedroom overlooking the living room area, with balustrade, built-in wardrobes.

Garden

The main garden area is at the side of the property offering a largely paved area, fencing and gate from the front.

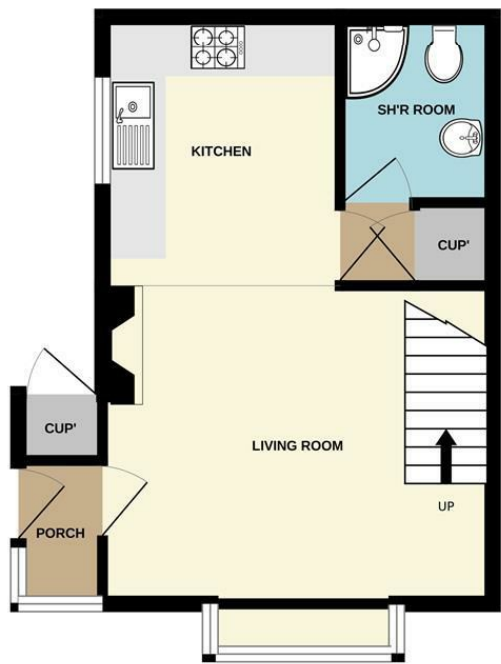
Vizors Estate Agents Ltd

Hyde House, 52 Bromsgrove Road
Redditch B97 4RJ

01527 584533
info@vizorestates.com
www.vizorestates.com



GROUND FLOOR

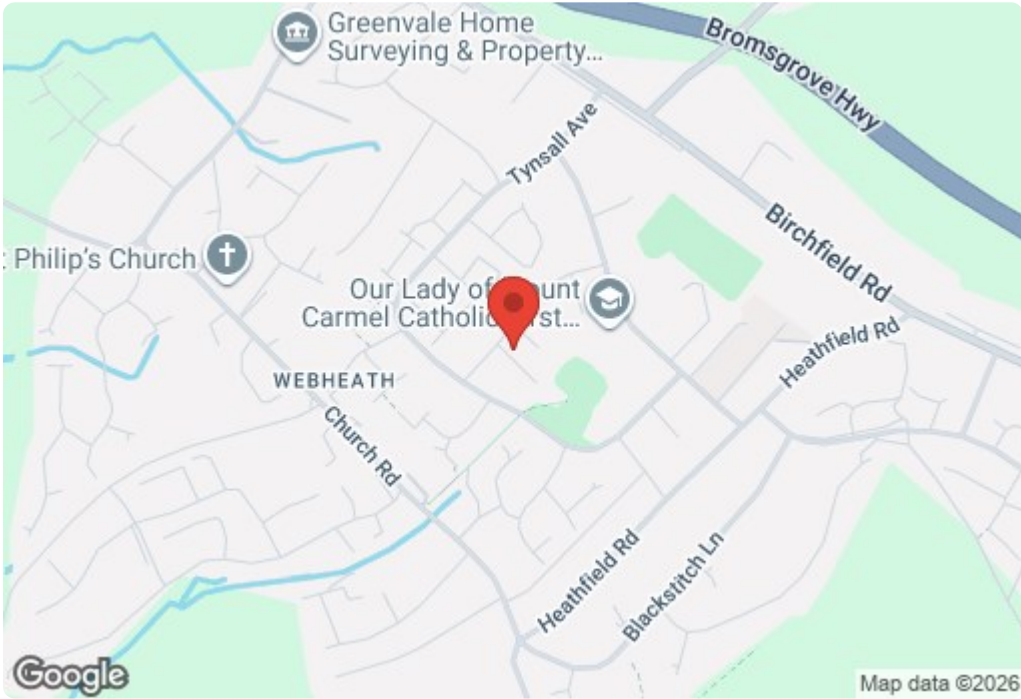


1ST FLOOR



B97 5YB

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	77
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		
(39-54) E		
(21-38) F		
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