

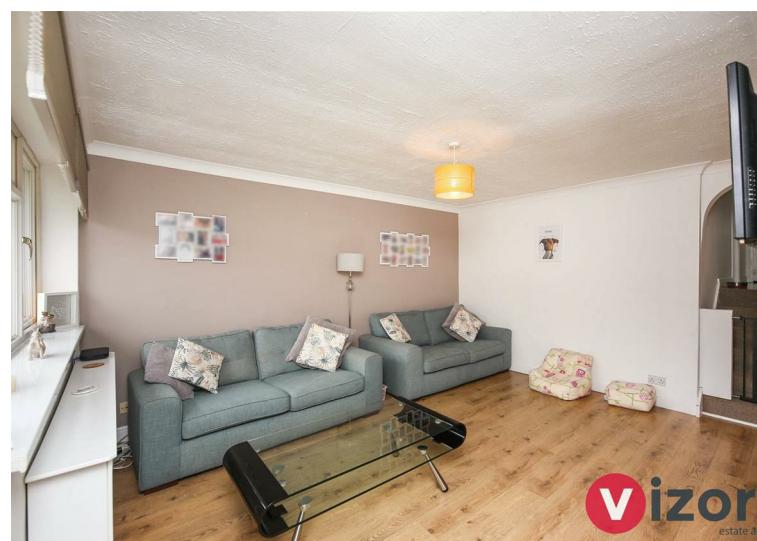


24 CRABTREE CLOSE, REDDITCH, B98 7JT  
ASKING PRICE £165,000

ON OFFER WITH NO ONWARD CHAIN!! This well presented GROUND FLOOR MAISONETTE, is set in the popular and convenient location of Lodge Park. The property offers well maintained & well proportioned accommodation throughout, comprising; generous living room, kitchen/diner, TWO DOUBLE BEDROOMS, modern bathroom suite, off road parking to the front, its own garden to the rear, double glazing and gas central heating.  
(The property is split level, so although it is located on the ground floor, internally there are 6 steps leading from the living room to the internal hallway, bedrooms & bathroom).

EPC Rating- TBC  
Council Tax Band- B  
Tenure- Leasehold 84 Years remaining  
GR - £100 per annum  
SC - £436 per annum

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.  
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## Approach

The property is approached via a lawned area with pathway leading to the front door and off road parking space



## Living Room

14'10" max x 13'1" max (4.54 max x 4.00 max)

Large living room with door into the kitchen diner and 5/6 stairs leading to the bedrooms and bathrooms and window over looking the front/parking area



## Kitchen Diner

14'6" max x 10'5" max (4.44 max x 3.20 max)

With an array of base and wall units, window over looking the front and dining area



## Bedroom One

13'1" max x 9'10" max (4.00 max x 3.00 max )

A large double bedroom with window to the rear garden



## Bedroom Two

13'1" max x 9'10" max (4.00 max x 3.00 max )

A further double bedroom with dual window aspect to the side of the property



## Bathroom

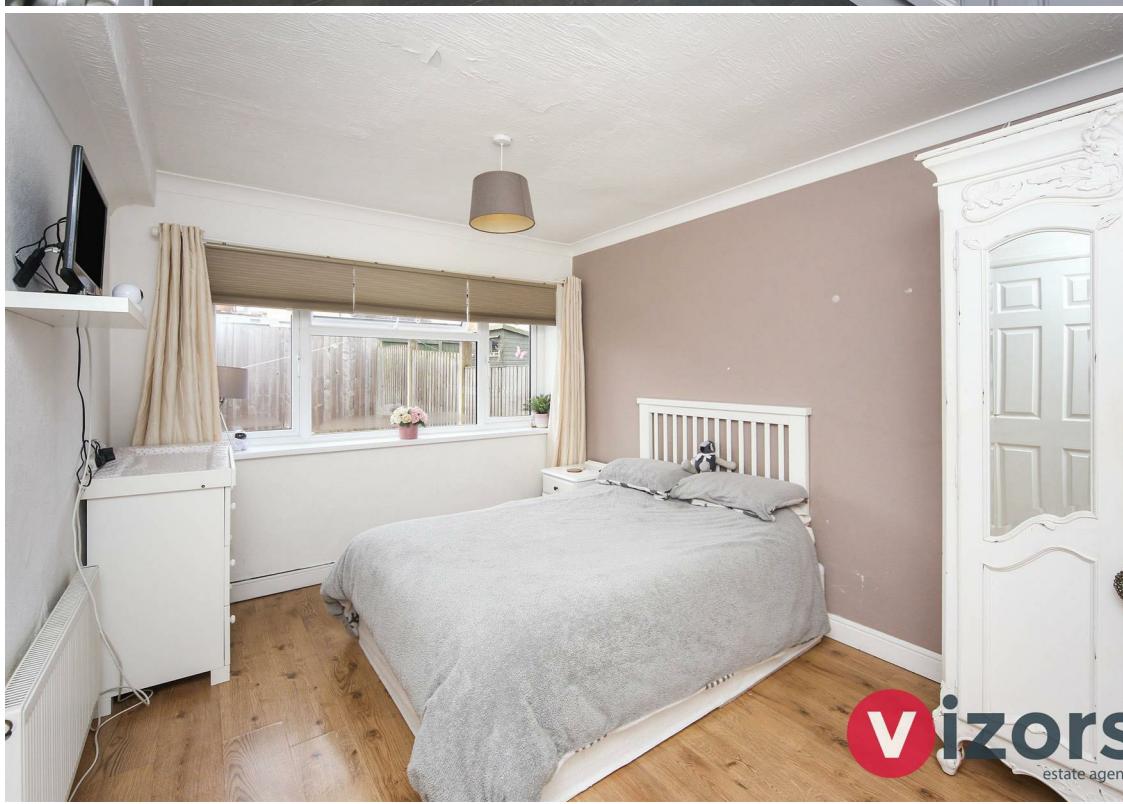
10'5" max x 9'6" max (3.20 max x 2.90 max )

Recently refurbished with basin, WC and shower over bath



## Garden

An enclosed, low maintenance rear garden





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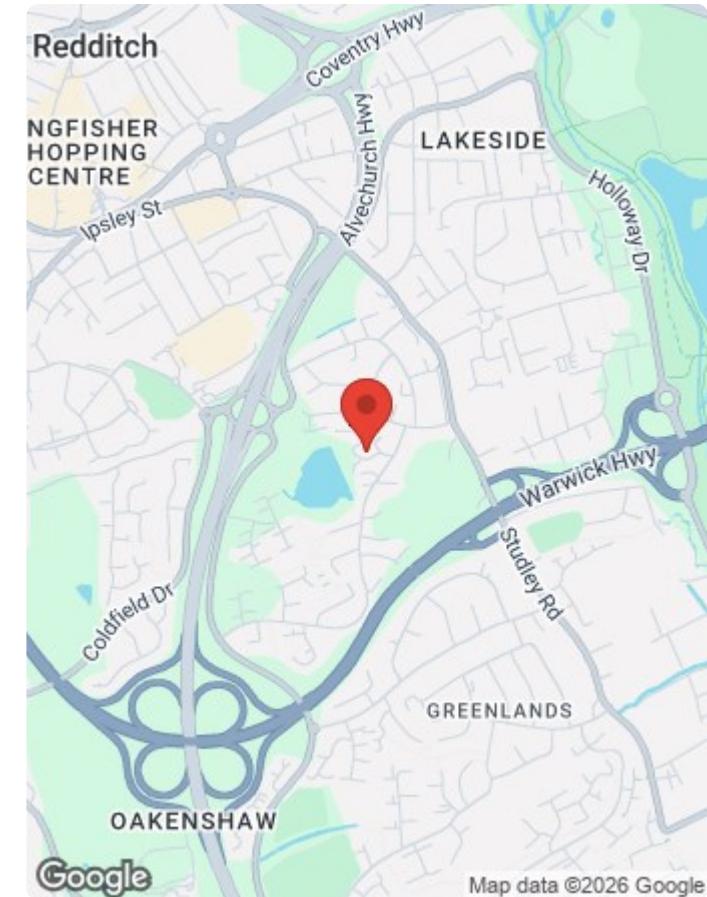


**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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 <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		
England & Wales		
EU Directive 2002/91/EC		



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