



15 CRABTREE CLOSE, REDDITCH, B98 7JT

OFFERS OVER £150,000

A WELL PROPORTIONED TWO BEDROOM SECOND FLOOR FLAT IN THE POPULAR DISTRICT OF LODGE PARK, REDDITCH!!

This spacious two bedroom, second floor purpose built flat is located in the popular Lodge Park district of Redditch, with a lovely outlook at the side/rear- looking out onto Lodge Pool!!!! This lovely property offers; living room, kitchen, two double bedrooms, bathroom, balcony and garage (en-block). The property also benefits from a party boarded loft. The property is leasehold (with the owners owning a share of the freehold & over 970 years remaining on the lease).

EPC -D.
Council Tax- B

Tenure - Leasehold (with the owners owning a share of the freehold & over 970 years remaining on the lease, 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



To one side of the property is a shared parking area, to the other side you will find a block of garages. A main shared front entrance and stairs up to the second floor, with door into;

Inner Porch

With double doors to built-in storage cupboard, and door into;

Living Room

14'5" max x 10'11" max (4.40m max x 3.34m max)



With sliding doors leading out to the balcony, doorways to the kitchen and inner hallway.

Kitchen

8'9" max x 6'11" max (2.69m max x 2.11m max)



Inner Hallway

With a built-in storage cupboard and doors off to;

Bedroom One

12'4" max x 11'3" max (3.76m max x 3.45m max)



Vizors Estate Agents Ltd

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



Bedroom Two

11'3" max x 9'3" max (3.45m max x 2.83m max)



Bathroom

7'3" max x 6'0" max (2.21m max x 1.85m max)



With door to built-in storage cupboard.

Outside

Garage



En-block, located by the side of the building.

Loft

The property also offers a partly boarded loft/sore space

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SECOND FLOOR
637 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.1 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		
(55-68) D	66	73
(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	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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