



RESIDENT  
PARKING ONLY

**4 JOSEPH PERKINS CLOSE, REDDITCH, B96 6EQ**  
**OFFERS OVER £250,000**

A WELL PRESENTED TWO BEDROOM END TERRACED HOUSE IN THE POPULAR VILLAGE OF ASTWOOD BANK, REDDITCH.

This 'QUIRKY' two bedroom end terrace house offers very versatile accommodation which should be viewed to be fully appreciated. To the ground floor; entrance hall, nursery/dressing room (possibly an occasional bedroom/office), with wet room off and ground floor double bedroom. To the first floor is a generous living room/diner, fitted kitchen, a second double bedroom and the lovely main house bathroom. There is a garage and a small stone chipped seating area at the rear of the property.

Agents Note- Before viewing the property please be aware that although the property has a garage, parking around the close is a case of find what you can and on a first come, first served basis. Also, whilst the apartments here enjoy use of a shared garden at the rear of the property, the garden for this property is only the small covered area at the rear. The property is an end house, attached on one side to the apartment block.

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.



### Approach

Access up to the property is via a courtyard area, owned and shared by the neighbouring apartments. There is a garage to the property and main front entrance via main entrance door into;



### Entrance Hall

With stairs off to the first floor and door leads into;

### Nursery/Dressing Room

11'6" max x 7'10" max (3.52m max x 2.39m max )

(The agent feels this to be a versatile room, lending itself as a dressing room or nursery off the main bedroom, but could also be an office or games room, or an occasional bedroom/snug.)

Doors lead off to a Wet room and further door to Bedroom One. Doors to two built-in storage cupboards.



### Wet Room/Shower Room

7'9" max x 5'10" max (2.38m max x 1.78m max )

With an open shower/wet area, low level WC and wash basin.



### Bedroom One

17'5" max x 7'10" max (5.33m max x 2.40m max )

With door that leads out to the covered area at the rear.



### First Floor Landing

With door into;

### Living Room/Diner

18'3" max (15'0") x 10'5" max (5.58m max (4.59m) x 3.20m max)

With opening leading into the kitchen and door to an inner landing area.



### Kitchen

8'4" max x 6'11" max (2.56m max x 2.11m max )

With integrated oven, hob and extractor, space for a tall fridge freezer, space and plumbing for a washing machine.



### Inner landing

With door to storage cupboard, door to a further cupboard which houses the boiler. Doors then lead off to bedroom two and main bathroom.

### Bedroom Two

10'8" max x 10'5" max (9'2" to ward's) (3.27m max x 3.19m max (2.80m to ward's))

With two sets of built-in wardrobes.





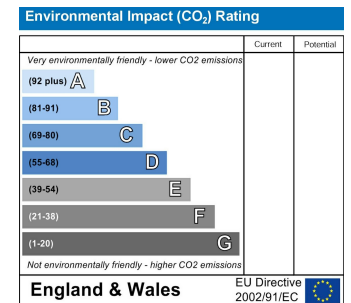
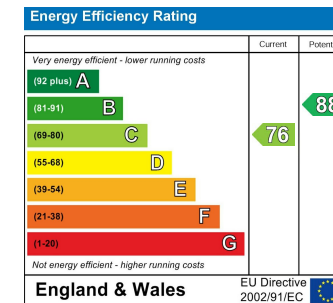
GROUND FLOOR



1ST FLOOR



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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