







4 RANGEWORTHY CLOSE, REDDITCH, B97 5HY

£1,100 PER MONTH

A Beautifully presented two bedroom home in the sought after area of Walkwood. This well presented two bedroom semi-detached home is set back from the main part of this popular close, tucked away in a fairly secluded section of just four properties. The property offers; lovely living room, breakfast/kitchen with integrated integrated oven, hob and extractor, TWO DOUBLE BEDROOMS, and bathroom. There is a generous driveway as well as shared/visitors bays, a pleasant landscaped garden to the rear along with large timber shed with power & lighting. Viewing is advised.

A Holding Deposit of £253.00 will be taken at the point of application acceptance and will be deducted from the first months rent due on tenancy commencement date.
Vizors is a member of Propertymark which is a client money protection scheme, and also a member of The Property Ombudsmen which is a redress scheme.

All tenancies will commence on a APT (Assured periodic Tenancy)
COUNCIL TAX BAND: C (correct at the time of marketing commencement)

Approach



There is a block paved driveway to the front on the property, a slate chippings section to one side, block paving continues to the side of the property up to the main entrance door, timber shed/store and to the gate access to the rear garden.

Entrance Hall

With door to storage cupboard leading partially understairs, doors to living room and breakfast/kitchen.

Living Room

14'9" max x 12'2" max (4.50m max x 3.72m max)



With double glazed 'bow' style window to the front, stairs lead off to the first floor.

Breakfast/Kitchen

12'2" max x 8'5" max (3.71m max x 2.59m max)



With breakfast bar area, cupboard houses the boiler, integrated oven, hob & extractor. Space for an under counter fridge, space and plumbing for washing machine, door out to the rear garden.

Landing

With loft access, window to the side and doors to;

Bedroom One

12'2" max x 8'10" max (3.71m max x 2.71m max)



Vizors Estate Agents Ltd

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Bedroom Two
12'2" max x 8'6" max (3.71m max x 2.60m max)



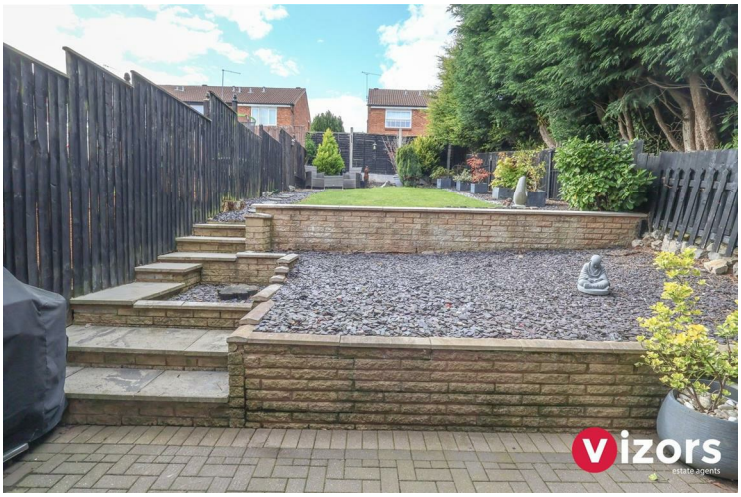
With fitted wardrobes to one side, to the other side is a fitted unit with wardrobes, drawers & storage compartments.

Bathroom
9'1" max x 4'11" max (2.77m max x 1.50m max)



Fitted with a low level WC, panelled bath with electric shower over, pedestal wash basin, door to airing cupboard.

Rear Garden



Side gate access, a block paved patio area, steps and wall up to a slate chippings area and further up to lawn. There is a further seating area at the rear and conifers to the side.

AGENTS NOTE
One of the sellers of this property is a relative of a Director of Vizors Estate Agents. For transparency, and in accordance with Estate Agents regulations, full disclosure is hereby made.

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GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.

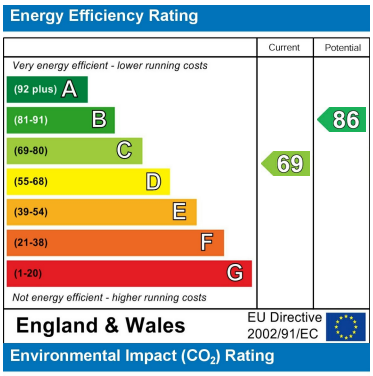
1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.

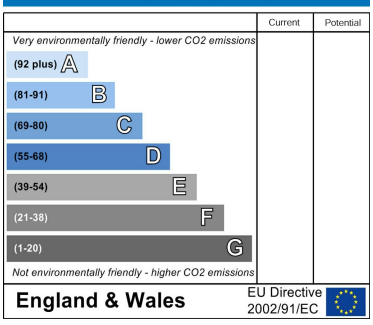


TOTAL FLOOR AREA : 656 sq.ft. (60.9 sq.m.) approx.

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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