



## 9 LASSINGTON CLOSE, REDDITCH, B98 0LW

**OFFERS OVER £240,000**

ON OFFER WITH NO ONWARD CHAIN - AN EXTENDED THREE/FOUR BEDROOM SEMI-DETACHED PROPERTY SET IN THE POPULAR WINYATES WEST DISTRICT OF REDDITCH.

This extended home has been generally well maintained, but could benefit from some modernising in parts. The property offers; living room with through dining area off, kitchen, two good double bedrooms plus a third single bedroom, family bathroom, block paved driveway and generous garden to the rear. IN ADDITION- there is a single storey extension on the side offering playroom/potential fourth bedroom with a wet room/shower room off.

EPC -C.

Council Tax Band - 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 block paved driveway to the front leads up to the main entrance via an enclosed entrance porch, with inner double doors opening into;

## Living Room

16'0" max x 12'9" max (4.89m max x 3.91m max )



This room incorporates the stairs, along with cupboard beneath, door to ground floor bedroom four/playroom, archway leads open plan into;

## Dining Area

10'4" max x 8'11" max (3.15m max x 2.74m max )



With double doors leading out to the rear garden, a doorway leads into;

## Kitchen

10'8" max x 6'7" max (3.27m max x 2.03m max )



With fitted oven, hob and extractor.

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### Ground Floor potential Bedroom Four/Playroom

15'11" max x 7'0" max (4.87m max x 2.15m max )



With doors leads to;

### Wetroom/Shower room

7'8" max x 6'11" max (2.36m max x 2.13m max)



### Landing

With door to cupboard housing the boiler, doors off to;

### Bedroom One

12'9" max x 9'10" max (8'9" min) (3.91m max x 3.00m max (2.67m min))



### Bedroom Two

10'10" max x 9'10" max (9'4" min) (3.32m max x 3.00m max (2.87m min))



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### Bedroom Three

7'9" max x 7'0" max (2.38m max x 2.14m max )

With an initial stone chipped area, lanw beyond and paving to the rear.



This room incorporates part of the stair-well/boxing.

### Bathroom

6'2" max x 5'5" max (1.88m max x 1.66m max )



### Rear Garden



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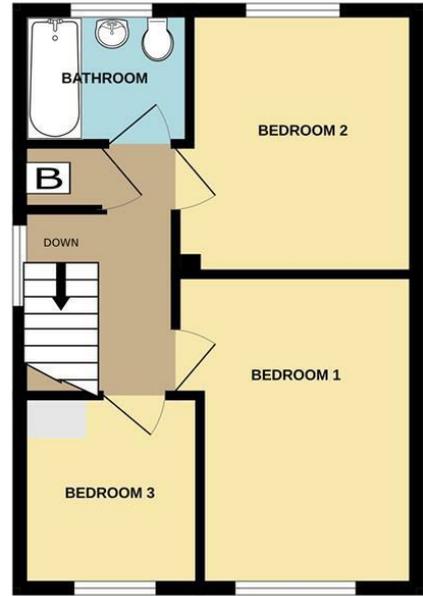
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GROUND FLOOR  
566 sq.ft. (52.5 sq.m.) approx.

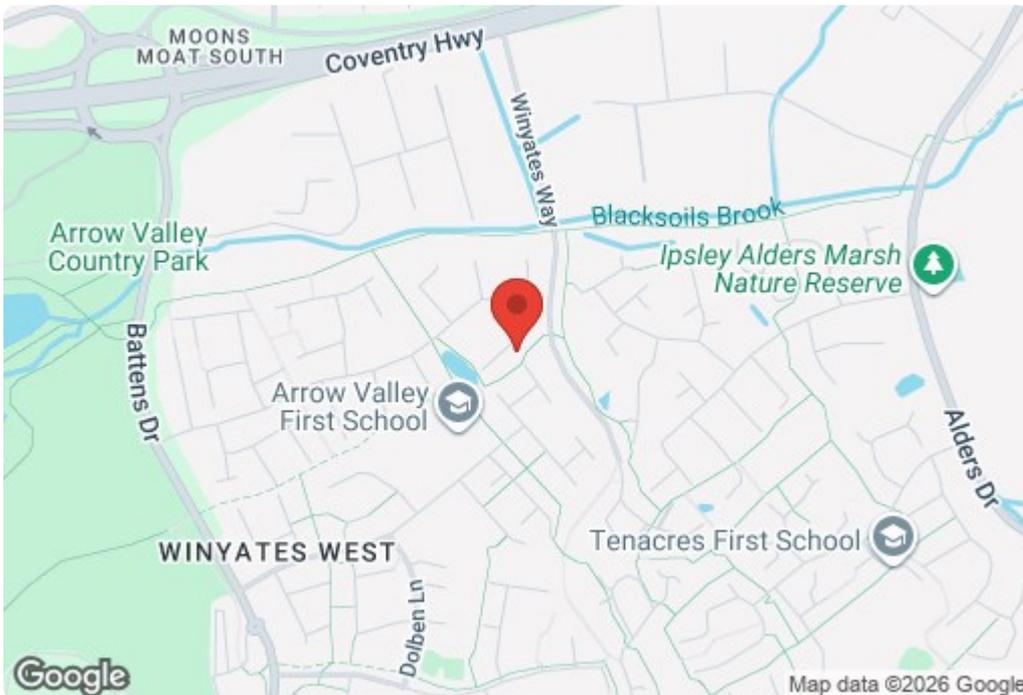


1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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			84
(81-91) B		71	
(69-80) C			
(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			
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(39-54) E			
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