



154 MICKLETON CLOSE, REDDITCH, B98 7YA
OFFERS OVER £240,000

A SPACIOUS FAMILY HOME OFFERING FIVE BEDROOMS IN THE POPULAR DISTRICT OF OAKENSHAW, REDDITCH!!

This spacious FIVE BEDROOM HOME is set over three floors, offering generous accommodation and storage which could well suit a large family or someone for investment potential. The property offers; living room, kitchen/diner and guest WC to the ground floor, three bedrooms and the main family bathroom to the first floor, and finally two further bedrooms to the top floor. Two of the bedrooms have built-in wardrobes, PLUS the second largest bedroom to the top floor has a large walk-in wardrobe and access then into further eaves storage. There is a pleasant garden to the rear and shared parking bays to the front as well as a shared parking area to the side/rear. Viewing is advised!!

EPC -C

Council Tax- 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 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.



Approach

Around the close you will find a number of shared parking bays, with some located at the front of the property and a handy shared parking area at the side/rear of this property. Pathway up to a canopied main front entrance with door to store cupboard to one side, main door leading into;



Hallway

Stairs off to the first floor with door to storage beneath, doors off to;

Guest WC



Living Room

16'8" max x 11'1" max (5.10m max x 3.38m max)



Kitchen/Diner

17'8" max x 12'9" max (11'3") (5.39m max x 3.90m max (3.44m))
With integrated oven, hob and extractor, plus dishwasher.

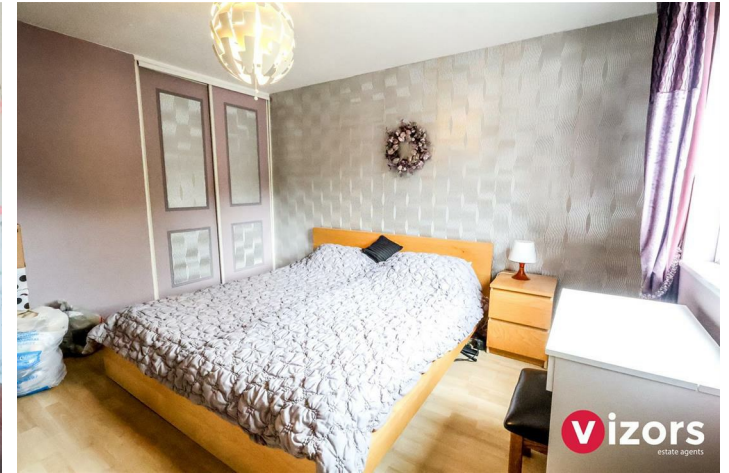


First Floor Landing

Door to a large storage cupboard which houses the boiler, further stairs to the top floor and doors off to;

Bedroom One

11'11" max x 11'1" max (3.65m max x 3.38m max)
With sliding doors to a built-in wardrobe.



Bedroom Three

12'6" x 9'8" (3.82m x 2.97m)
With double doors to built-in wardrobe.



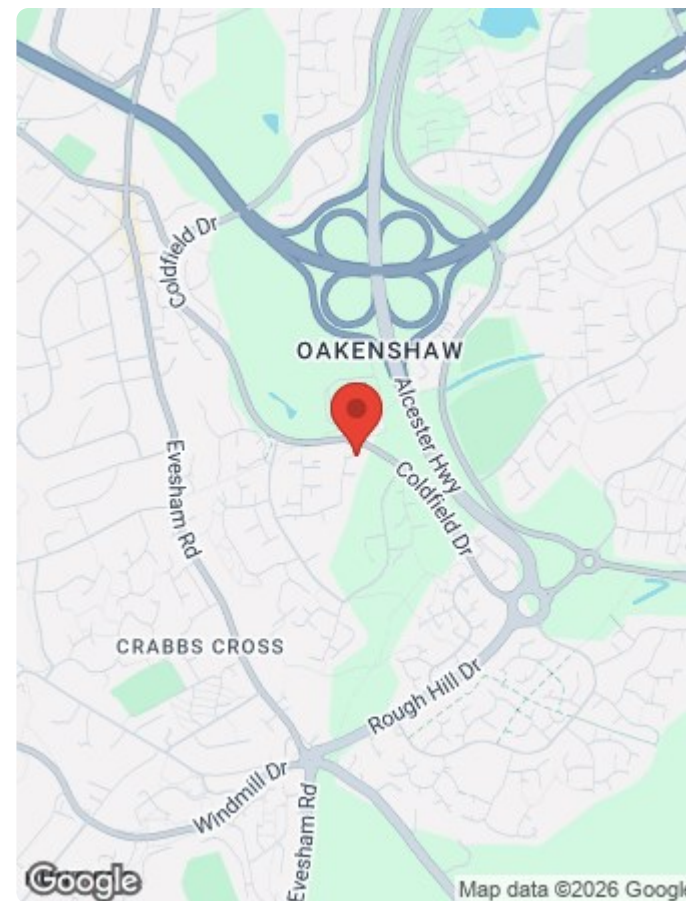
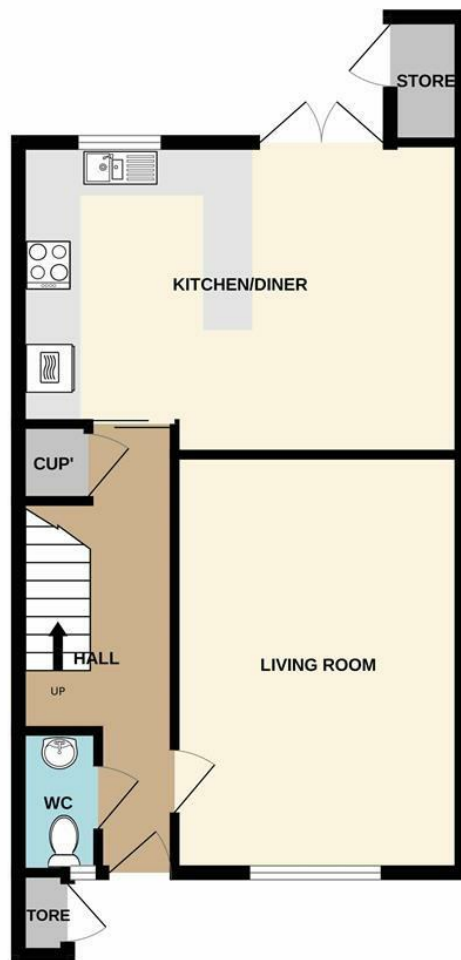
Bedroom Five

8'3" max x 7'8" max (2.52m max x 2.35m max)





GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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