



**10 INSETTON CLOSE, REDDITCH, B98 0JJ**  
**OFFERS OVER £200,000**

# 10 INSETTON CLOSE, REDDITCH, B98 0JJ

A WELL PRESENTED TERRACED BUNGALOW WITH GARAGE AND DRIVEWAY!!

This well presented two bedroom terraced bungalow benefits from a garage and driveway and is offered with no onward chain. This impressive bungalow is set close the corner/end of a quiet cul-de-sac and offers; fitted kitchen with integrated oven, hob, extractor, dishwasher, fridge and freezer, a generous living room, shower room, main double bedroom with built-in wardrobes, second bedroom, gardens to the front and rear, garage and driveway. No chain!!

## Approach

At the side of the property there is a block of x4 garages and driveways. The garage and drive for number 10 Insetton Close is the one with the green door. A pathway leads down to the property with paved pathway via a lawned front garden up to the main front entrance via;

## Enclosed Entrance Porch

With inner door into;

## Hallway

With doors to x2 cupboards, doors lead off to;

## Kitchen

9'6" max x 8'4" max (2.90m max x 2.56m max )

Door to a cupboard that houses the boiler, integrated oven, hob & extractor, integrated dishwasher, fridge & freezer, plumbing and space for a washing machine.

## Living Room

20'0" max x 11'8" max (6.12m max x 3.56m max )

With sliding patio doors out to the rear garden.

## Bedroom One

12'3" max x 9'9" max (3.75m max x 2.98m max)

With sliding doors to built-in wardrobes.

## Bedroom Two

11'9" max x 7'4" max (3.59m max x 2.25m max )

## Shower Room

8'6" max (5'6") x 6'9" max (2.61m max (1.68m) x 2.07m max)

With low level WC, pedestal wash basin and shower cubical.

## Rear Garden

Has rear gate access, lanwed and patio sections, with some shrubs and bushes.

## Garage En-block

16'2" max x 7'8" max (4.94m max x 2.34m max)

With driveway in front.

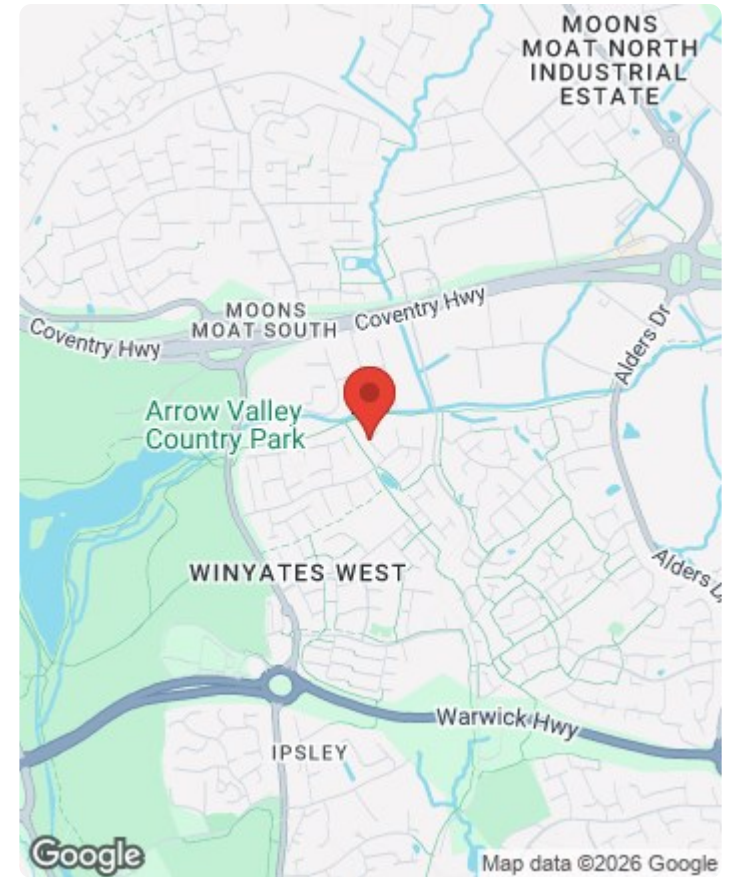


GROUND FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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