



42 FLANDERS CLOSE, REDDITCH, B98 9HT

£1,275 PER MONTH

This stunning three bedroom property has been vastly improved over the last 6 months, to an impressive standard. The property offers; a stunning brand new kitchen/diner, guest WC, lovely living room, three good bedrooms, stunning brand new bathroom, and garden to the rear. Viewing is advised!

EPC - C
Council Tax - B

All tenancies start on an APT (Assured periodic tenancy)
A Holding Deposit of £294.20 will be taken at the point of application acceptance and will be deducted from the first months rent and security deposit 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.

Approach

Pathway up to the main front door with canopied entrance porch with store to the side.

Entrance Hall

With stairs off to the first floor, door to storage cupboard understairs, and leads off to;

Guest WC



Fitted with a low level WC and vanity unit wash basin.

Living Room

11'5" max x 11'3" max (3.49m max x 3.45m max)



With opening leading through to;

Kitchen/Diner

21'5" max x 9'6" max (6.55m max x 2.91m max)



A brand new fitted kitchen offering integrated oven, hob and extractor, sliding doors out to the rear garden and further door leading out to the garden. Further door to the kitchen off the hallway.

Landing

Door to cupboard housing the boiler, doors off to;

Bedroom One

12'10" max x 10'7" max (3.92m max x 3.23m max)



Vizors Estate Agents Ltd

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Bedroom Two

10'9" max x 10'1" max (3.30m max x 3.09m max)



Bathroom

6'6" max x 5'8" max (2.00m max x 1.74m max)



Bedroom Three

11'6" max x 8'10" max (3.52m max x 2.71m max)



Has bath with shower over, low level WC and vanity wash basin.

Rear Garden

Is in the process of being finished by the seller.

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GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.2 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) 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		
	72	80
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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