



87 HEATHFIELD ROAD, REDDITCH, B97 5RE  
£210,000



ON OFFER WITH NO ONWARD CHAIN IS THIS TWO BEDROOM, MID TERRACE HOME IN THE SOUGHT AFTER LOCATION OF WEBHEATH WITH BEAUTIFUL REAR GARDEN!!!

The ground floor of the property offers; entrance porch, living room with bay window to the front & fireplace feature, understairs storage cupboard, dining room, modern galley style kitchen and a utility come guest WC. To the first floor are two spacious double bedrooms with built in storage and a large shower room. At the rear the property has a small court yard and rear garden. Agent Note - there is a shared path between the garden and courtyard. The property is deceptively spacious from the front and has a traditional but modern feel inside.

EPC - TBC  
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 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 from the use of these details





### Approach

The property is approached via a small block paved front garden leading to the porch door



### Living Room

12'2" max x 9'11" max (3.71 max x 3.04 max )  
With bay window and fireplace feature



### Dining Room

11'10" max x 11'10" max (3.63 max x 3.62 max )  
With stairs to the first floor landing, fireplace and door leading into the Kitchen



### Kitchen

9'6" max x 6'4" max (2.90 max x 1.94 max )  
With an array of base and wall units, integrated appliances and door leading to the utility/guest WC



### Utility/Guest WC

5'10" max x 4'11" max (1.79 max x 1.50 max )  
With base units, space for appliances, sink and WC



### Bedroom One

11'11" max x 9'11" max (3.64 max x 3.03 max )  
With storage cupboard, over looking the front



### Bedroom Two

11'10" max x 8'11" max (3.61 max x 2.73 max )  
With storage cupboard











GROUND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.

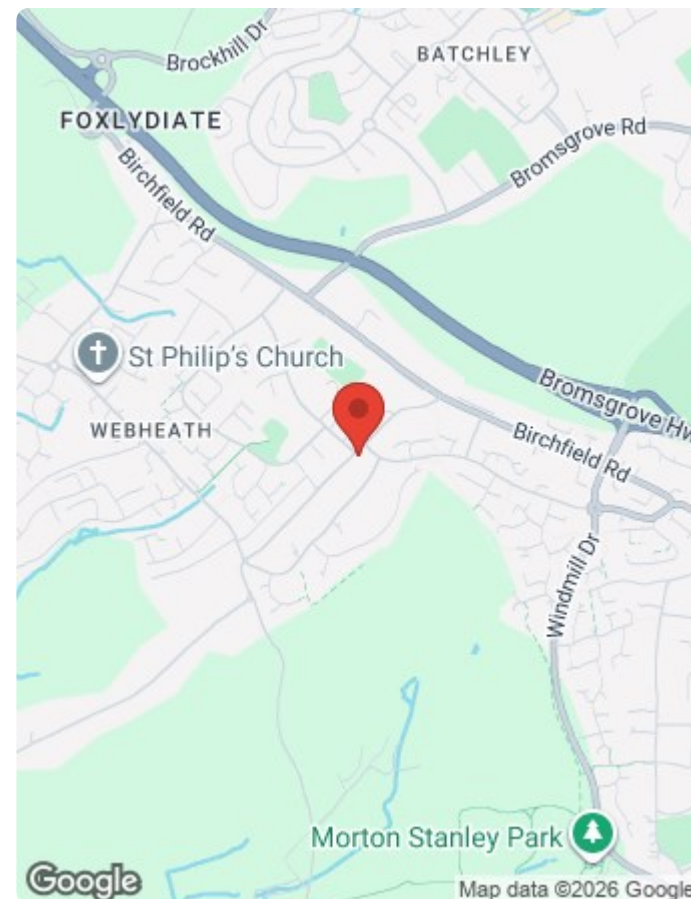


1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (66.9 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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| 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 |           |

| 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                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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