



4 CAYNHAM CLOSE, REDDITCH, B98 0JF
OFFERS OVER £240,000

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AN IMPRESSIVE THREE BEDROOM SEMI-DETACHED HOME WITH A FULL LENGTH GARAGE, OFFERED WITH NO CHAIN!!

This impressive three bedroom semi-detached home has been generally well maintained, but would benefit from some modernising in parts. The property offers; a through living room/diner, kitchen, three bedrooms and shower room. Outside there is a driveway and a larger than average garage plus garden to the rear. No chain. Viewing is advised.

Approach

A driveway leads up to the garage and main front entrance via a canopied entrance, with main door leading into;

Hall

With stairs off to the first floor and storage cupboard beneath, doors off to living room/diner and to the kitchen.

Living Room/Diner

18'11" max x 10'11" max (8'0" min) (5.79m max x 3.34m max (2.44m min))

With further door from the kitchen, sliding patio doors lead out to the rear garden.

Kitchen

11'5" max x 8'9" max (3.49m max x 2.68m max)

With door to pantry/storage cupboard, door to living room/diner and further door out to the rear garden.

Landing

Has door to cupboard over the stairs which houses the boiler, doors off to;

Bedroom One

10'6" max x 9'6" max (3.21m max x 2.92m max)

With fitted wardrobes.

Bedroom Two

10'0" max x 9'4" max (3.05m max x 2.85m max)

With fitted wardrobes.

Bedroom Three

6'10" max x 6'7" max (2.10m max x 2.03m max)

Shower Room

6'4" max x 5'6" max (1.95m max x 1.69m max)

With low level WC, close coupled vanity wash basin and shower cubical.

Outside

Garage

24'4" max x 7'9" max (7.43m max x 2.37m max)

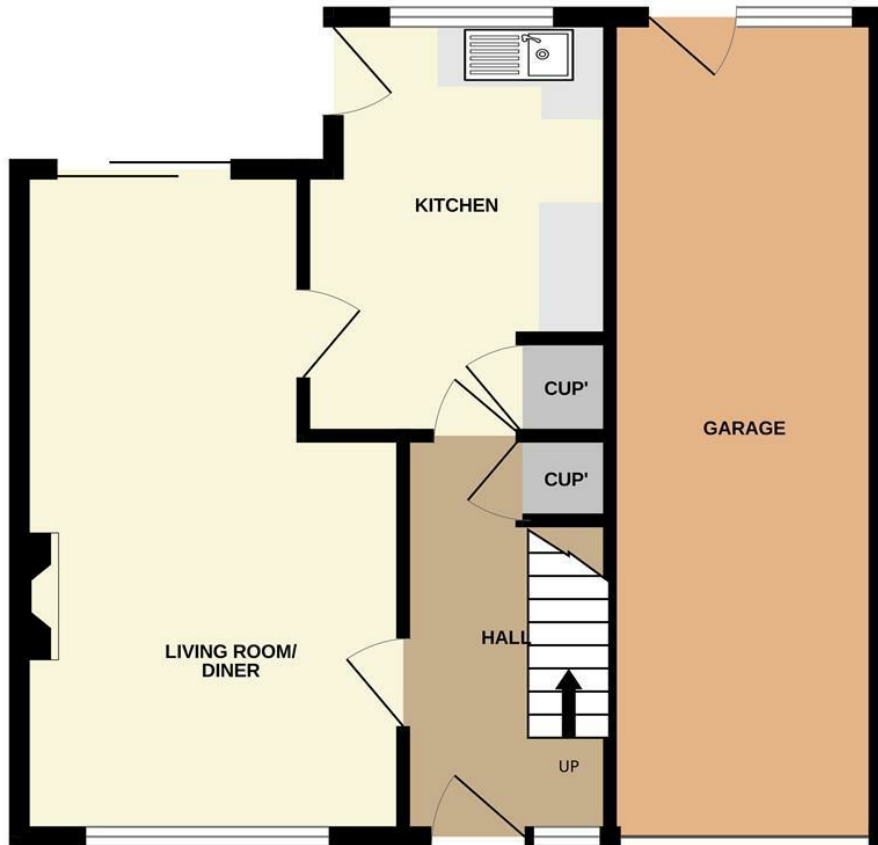
With up and over door and personal door via the rear garden.

Rear Garden

An initial partially covered area, paved patio area, rear personal door to the garage, mainly stone chippings and large timber shed.



GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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