

The logo for Vizors estate agents, featuring a red circle with a white 'v' followed by the word 'izors' in a bold, black, sans-serif font. Below it, the words 'estate agents' are written in a smaller, lighter font.

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estate agents

14 WOOTON CLOSE, REDDITCH, B97 6UD  
OFFERS OVER £250,000

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# 14 WOOTON CLOSE, REDDITCH, B97 6UD

A NEATLY PRESENTED THREE BEDROOM HOME WITH GARAGE & DRIVEWAY, & NO ONWARD CHAIN!!

This impressive three bedroom end-of-terrace home is located on the popular Brockhill estate of Redditch, offered with no onward chain. The property offers; impressive living room, kitchen/diner, guest WC, main bedroom with en-suite, generous second bedroom, single third bedroom, bathroom, rear garden, driveway and garage. Viewing is advised.

## Approach

There is a driveway and garage to the front, pathway leads around to the side of the property with main entrance door opening into;

## Hall

With stairs off to the first floor, doors leading into Living Room & Guest wc.

## Guest WC

Fitted with low level wc and wash basin.

## Living Room

15'11" (not into bay) x 11'3" max (4.86m (not into bay) x 3.45m max)

With door to storage cupboard, door into;

## Kitchen/Diner

14'7" max x 9'10" max (4.45m max x 3.02m max )

With wall mounted boiler, space for appliances and sliding patio doors out to the rear garden.

## Landing

With door to airing/linen cupboard and doors off to;

## Bedroom One

11'4" max x 11'6" max (8'7" min) (3.46m max x 3.52m max (2.63m min))

With fitted wardrobes, door leads into;

## En-suite

8'0" max x 3'0" max (2.44m max x 0.93m max)

Fitted with a low level WC, wash basin and shower.

## Bedroom Two

10'1" max x 8'11" max (3.09m max x 2.73m max )

## Bedroom Three

7'1" max x 5'5" max (2.17m max x 1.67m max )

## Bathroom

6'5" max x 5'5" max (1.97m max x 1.66m max)

Fitted with a low level WC, wash basin and bath.

## Outside

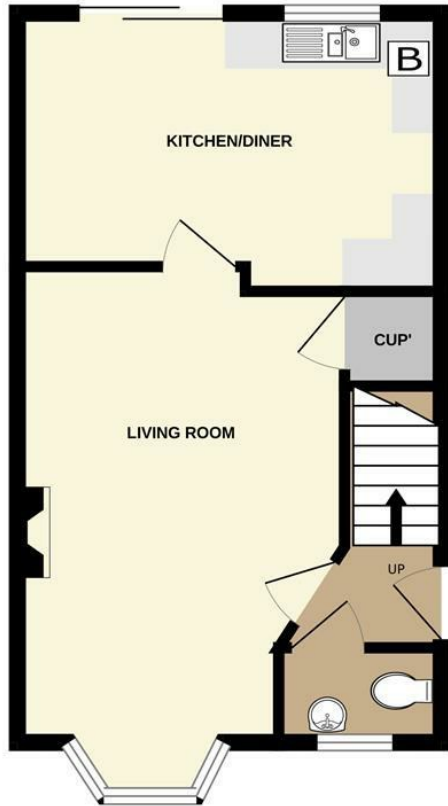
Rear garden offers a paved patio area with mainly lawn beyond.

## Garage & Driveway

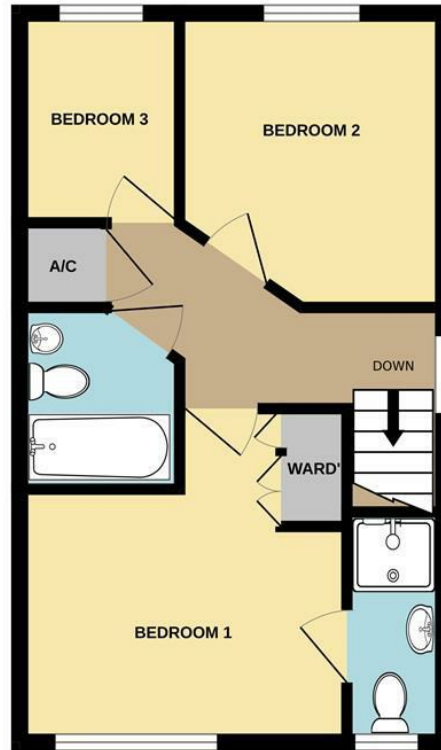
A driveway and garage are included with this property, as illustrated-adjacent to the next door owners garage and driveway.



GROUND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.

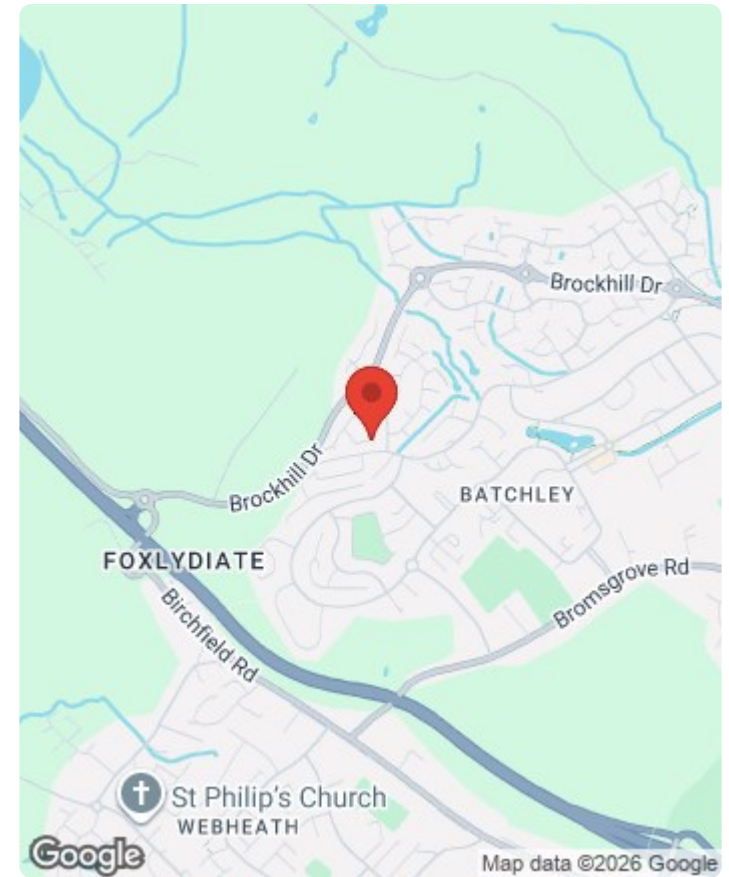


1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.6 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			87
(81-91) B			
(69-80) C		73	
(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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