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23 FULBROOK CLOSE, REDDITCH, B98 8QP  
OFFERS OVER £210,000

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ON OFFER WITH NO ONWARD CHAIN - A THREE BEDROOM, END OF TERRACE PROPERTY LOCATED IN CHURCHILL SOUTH, OFFERING MODERN ACCOMODATION THROUGHOUT WHICH MUST BE SEEN TO BE APPRECIATED.

Approached via a gated front garden, the ground floor offers: entrance hallway, living room, modern kitchen diner with doors opening to the rear garden, understairs store cupboard and guest WC. To the first floor is the main bedroom which is a sizeable double with built in storage, a second double bedroom and a good size third bedroom which also benefits from built in storage, along with a modern family bathroom with shower over bath. At the rear is a pleasant, enclosed rear garden with patio and lawn area. The agent feels this property could be ideal for first time buyers or investors.

EPC - C  
Council Tax - 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.



#### Approach

A gate opens to the front garden which is largely laid to lawn with pathway up to a store and main entrance via a canopied porch with door into;



#### Entrance Hall

With stairs to the first floor, door to storage cupboard beneath, door to guest WC, and leads open plan into living room and kitchen/diner.

#### Guest WC

Fitted with low level WC and vanity wash basin.



#### Living Room

11'3" max x 10'11" max (3.45m max x 3.34m max )  
Leads open plan into;



#### Kitchen/Diner

21'2" max x 7'9" max (6.47m max x 2.37m max )  
With integrated oven, hob & extractor, double doors out to the rear garden.



#### Landing

With door to cupboard housing the boiler, doors off to;

#### Bedroom One

11'4" max x 11'0" max (3.47m max x 3.37m max )  
With double doors to built-in wardrobe.



#### Bedroom Two

9'11" max x 8'5" max (3.03m max x 2.58m max )



#### Bedroom Three

11'1" max x 6'9" max (3.40m max x 2.08m max )  
With double doors to built-in wardrobe.

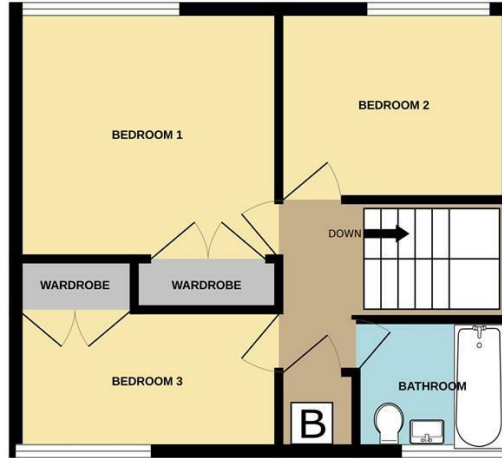




GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.

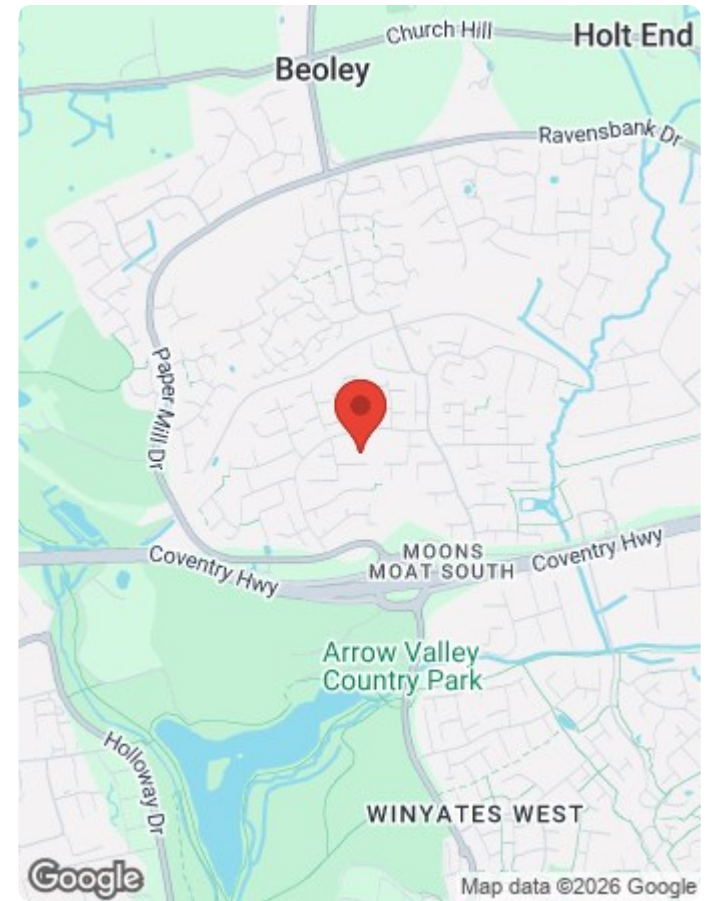


1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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	84

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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